



18 West Park, Pudsey, West Yorkshire, LS28 7SN

Delightfully situated within a quiet residential street close to Pudsey town centre is a well-established and extended five bedroom semi detached home offering well maintained gardens with a drive and garage to the front.

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Leeds 6 miles, Bradford 5 miles, Huddersfield 17 miles (all distances approximate)

Guide Price: £350,000

- Semi-detached family home
- Highly sought after Pudsey
- Five bedrooms
- Quiet residential street
- Private lawned gardens
- Driveway and garage



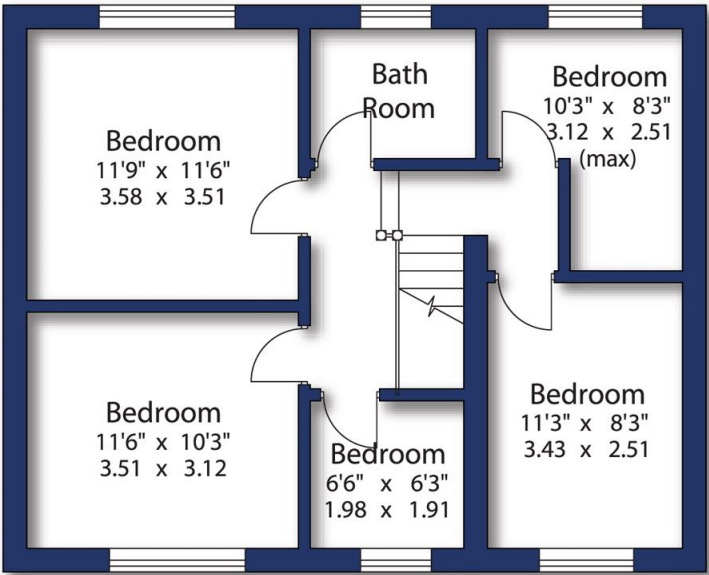
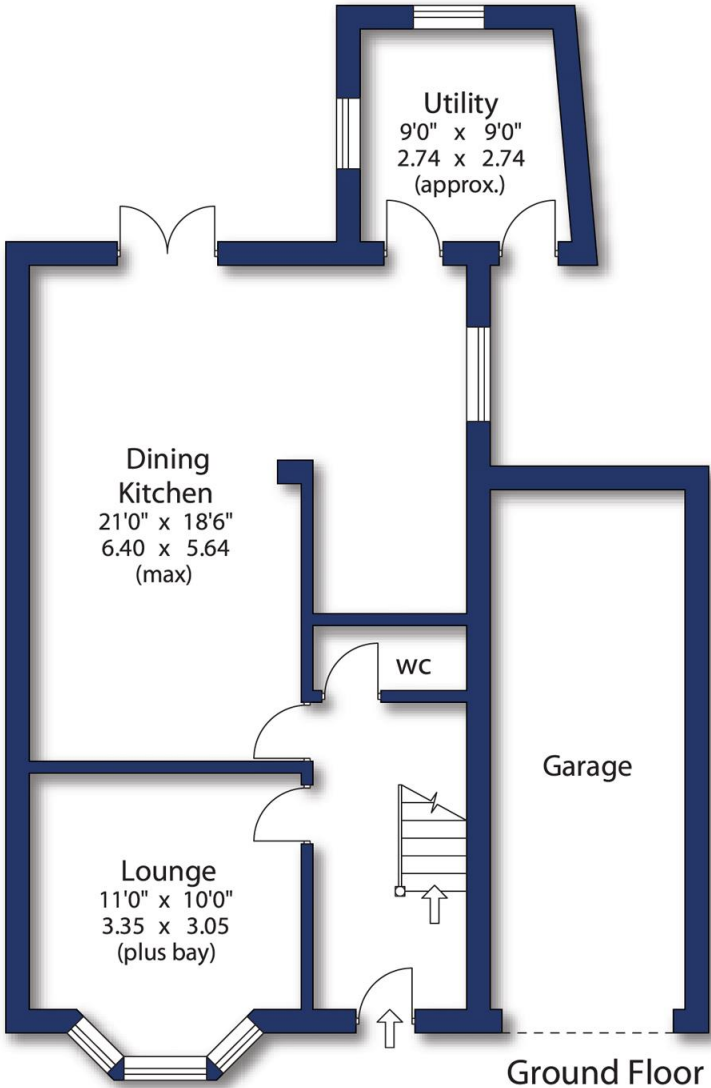
General remarks

Delightfully situated within a well regarded quiet residential street is an extended five bedroom semi detached family home offering attractive living accommodation planned over two floors. The property has ample extension to the side and rear with a good size garage and benefits from gas central heating and uPVC double glazing. The property lies in a popular neighbourhood of Pudsey and is ideally suited to a wide variety of potential buyers and offers versatile and flexible accommodation and an internal inspection is highly recommended.

Comprising on the ground floor the entrance hall with cloakroom WC, living room, utility room to the rear and a good sized fitted kitchen open on to a large light dining room. To the first floor there are four good sized double bedrooms with light attractive views, the family bathroom and fifth single bedroom or office.

Externally the property stands in well presented gardens with the front low maintenance garden having shrubs around and with a driveway leading to the single garage. At the rear the property has a long lawned garden with beds to the side and patio area at the rear.

Pudsey is a popular and well established characterful town within easily commutable distance of multiple Yorkshire business centres such as Leeds and Bradford. The town centre is within comfortable walking distance where a broad range of everyday shops and quaint eateries are available as well as a railway station from where there is a frequent service into the cities of Leeds, Bradford, Huddersfield and Manchester. The Yorkshire dales are within comfortable driving distance, along with access to all local motorway links and Leeds Bradford Airport.

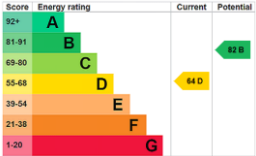


First Floor
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Call for a quote
01943 885 400

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Contact us



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Directions

From the centre of Pudsey proceed up Church Lane and continue as it turns into Chapeltown and then Uppermoor. Turn right on to West Park and as the road bends to the right the property will be on the right hand side.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Drive leading to garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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