



Pendas Crescent, Leeds LS14 5FP

welcome to

Pendas Crescent, Leeds

SAVE on your utility bills AND improve your carbon footprint with this MODERN SEMI DETACHED HOME! With THREE BEDROOMS, this INCREDIBLE PROPERTY has TRIPLE GLAZING throughout and is fitted with an AIR SOURCE HEAT PUMP! With a DOUBLE DRIVEWAY to the front & an ENCLOSED garden to the rear.



Entrance Hall

Having the entrance door to the front aspect, built in storage cupboard, and stairs to the first floor landing.

Living Room

Having a triple glazed window to the front aspect with fitted blinds, and a radiator.

W.C

Equipped with a low level flush w.c, a wash hand basin, part tiling, and a radiator.

Dining Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over featuring a carousel cupboard and deep drawer units. Also includes a one and a half bowl sink and drainer, an eye level electric oven, induction hob, splash back, and a cooker hood over. Also includes a storage cupboard housing the heat pump, an integrated fridge freezer, washing machine, dishwasher, a triple glazed window to the rear and French doors leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and having a radiator.

Bedroom One

With a triple glazed window to the front aspect with fitted blinds, fitted wardrobe, and a radiator.

En-Suite

Equipped with a shower, a wash hand basin, and a w.c. Part tiling to the walls, a radiator, and a triple glazed window to the front.

Bedroom Two

Having a triple glazed window to the rear with fitted blinds, and a radiator.

Bedroom Three

Triple glazed windows to the rear and a radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes a tiling to the walls and tiling to the floor, a heated towel rail, and a triple glazed window to the side.

Exterior

Externally the property has a double driveway to the front with an EV charging point.

To the rear is an enclosed garden space with a patio seating area, lawn, a garden shed, security lighting, an outdoor tap, and the air source heat pump.

Please Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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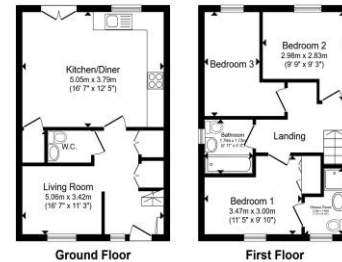
Pendas Crescent, Leeds

- Guide Price £340,000 - £350,000
- Modern Semi Detached Home
- Three Bedrooms
- Ground Floor W.C
- Master Bedroom With En-Suite

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£340,000 - £350,000



Total floor area 73.8 m² (794 sq ft) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and
orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No
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Property Ref:
CGT112052 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk