



Bamburgh Road | Pendas Fields | LS15 8UH

£325,000

Three Bedroom Detached Bungalow | Council Tax Band D | EPC Rating C

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*** THREE BEDROOM DETACHED BUNGALOW * BEAUTIFULLY PRESENTED **

Situated on a no through road in the ever popular Pendas Fields area, this spacious bungalow offers well maintained and modern accommodation with PVCu double-glazing and gas central heating. The bungalow sits on a good sized corner plot with gardens to three sides along with a detached brick-built garage and ample parking.

A formal hallway with cloaks storage leads you to a very spacious reception room that can easily be zoned into living and dining areas and is laid with wood grain effect laminate flooring. The inner hallway then leads to three DOUBLE bedrooms all facing onto the rear garden. A modern shower room has a walk in shower enclosure, w.c and a hand wash basin with vanity storage. The kitchen completes the accommodation and is fitted with cream wall and base units with wooden work surface, ample storage and shelving, a breakfast bar seating area and integrated cooking appliances.

The location is close to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links just a short walk away on Smeaton Approach and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Crossgates shopping district is a short distance away and offers a wide range of shops, banks, cafes, bars and restaurants PLUS the new and exciting shopping and leisure complex at 'The Springs' complete with an Odeon cinema, M&S Food Hall & Next and much more just a five minute car ride away.

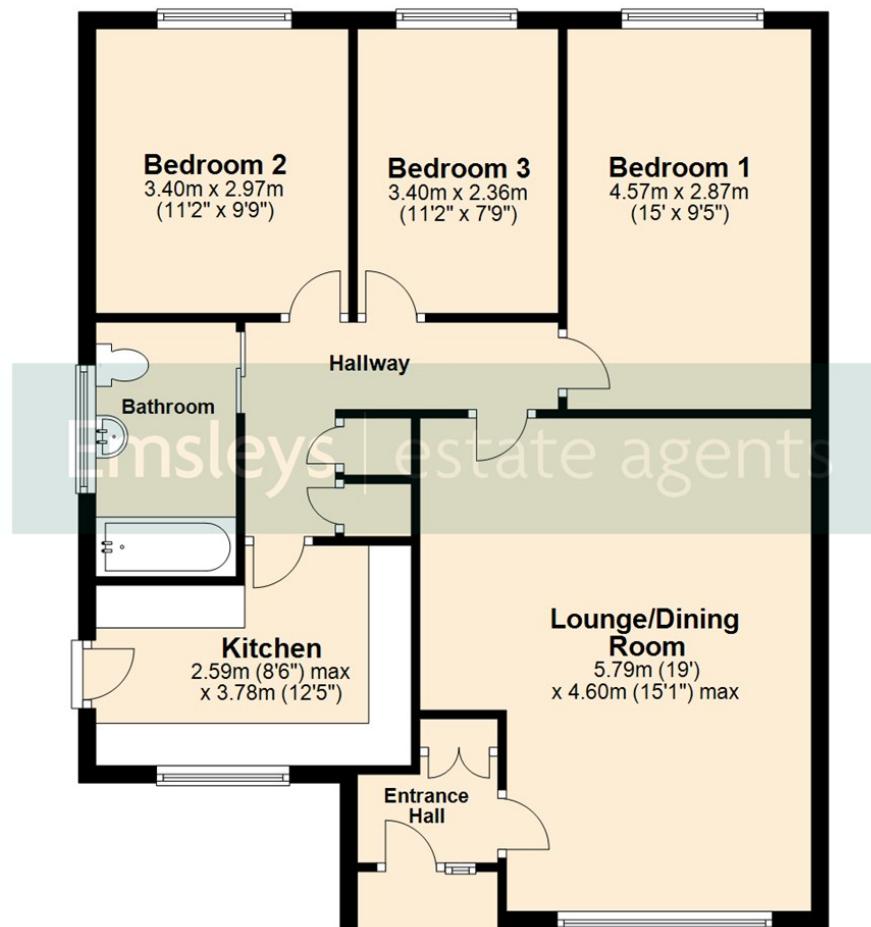
*** Call now to arrange your viewing ***





Ground Floor

Approx. 82.6 sq. metres (889.1 sq. feet)



Total area: approx. 82.6 sq. metres (889.1 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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