

HARDISTY AND CO

Alder Drive



£450,000
Guide Price

hardistyandco.com

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A LOVELY DETACHED HOME WITH PLENTY OF KERB APPEAL & TICKING LOTS OF BOXES - Situated close to excellent amenities, schools and road links...what more could you ask for? In brief the property consists of; Entrance hall, spacious lounge which opens up to dining space, MODERN FITTED KITCHEN, seperate snug/office, FOUR GOOD SIZED BEDROOMS, principle with ensuite and a family bathroom. Outside the property boasts well tended front and rear gardens, a LARGE DRIVEWAY & DETACHED DOUBLE GARAGE. Call us now to ensure you don't miss out.



INTRODUCTION

A detached home with plenty of kerb appeal, situated close to excellent amenities, schools and road links! What more could you ask for! In brief the property consists of; entrance hall, spacious living room which opens up to dining space, modern fitted kitchen, separate snug/office, four good size bedrooms, principle with ensuite and a family bathroom suite. Outside the property boasts well tended front and rear gardens, a large driveway and detached double garage. This home ticks all the boxes, call us now to ensure you don't miss out.

LOCATION

Pudsey is a Historic market Town situated between Leeds and Bradford City Centres. Commuting to both business centres is straight forward either by private or public transport. The A6120, A647 and A657 are all on hand providing major links to the motorway networks. Just along the A647 is the popular Owlcotes Centre at Pudsey offering a selection of major high street retailers and a train station and

Pudsey has its own town centre offering an array of amenities. Calverley Village is a short car ride away and offers a handful of local shops, pubs and two golf courses. The neighbouring town of Pudsey is a short distance away with shops, restaurants and pubs. Only a short car ride away is the neighbouring 'village' of Horsforth where a further selection of shops, pubs, restaurants and eateries can be found.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS28 8RD.

ACCOMMODATION

GROUND FLOOR

Covered entrance with uPVC double glazed door to ...

ENTRANCE HALL

Giving access to ...

LOUNGE

16'5" x 10'6"

Nicely finished and lovely and spacious with double doors through to the ...

DINING ROOM

10'6" x 9'7"

A lovely, versatile space with French doors out to the garden.

SNUG/PLAY ROOM

10'3" x 9'6"

Ideal office too if needed.

KITCHEN

15'2" x 10'0"

A modern fitted kitchen with integrated electric oven, hob and extractor fan over. Integrated dishwasher and space for a tall fridge freezer. Stainless steel sink and side drainer with mixer tap and tiling to splashbacks. Useful under stair storage/pantry.

GUEST WC

Essential for a busy family home with modern two piece suite.

FIRST FLOOR

LANDING

With useful airing cupboard. Access to the loft via a hatch (the loft is boarded and carpeted). Doors leading into ...



BEDROOM ONE

13'3" x 10'7"

A generous double bedroom.

EN-SUITE SHOWER ROOM

6'10" x 5'9"

Fully tiled to walls and floor. Shower enclosure with thermostatic shower/control, WC and wash hand basin with mixer tap..

BEDROOM TWO

10'7" x 10'3"

Nicely finished, spacious, light and airy.

BEDROOM THREE

10'3" x 8'8"

Another double bedroom.

BEDROOM FOUR

10'6" x 8'9"

A great size fourth bedroom.

BATHROOM

6'5" x 6'2"

A fully tiled house bathroom, incorporating a bath with electric shower over, WC and wash hand basin.

OUTSIDE

The property sits in generous gardens to both the front and rear. The rear garden has a paved seating area to the immediate rear accessed from the dining room, level lawn and well tended borders. There is a lawned garden to the front, lengthy driveway to the side leading to a detached double garage.

SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

BROCHURE DETAILS

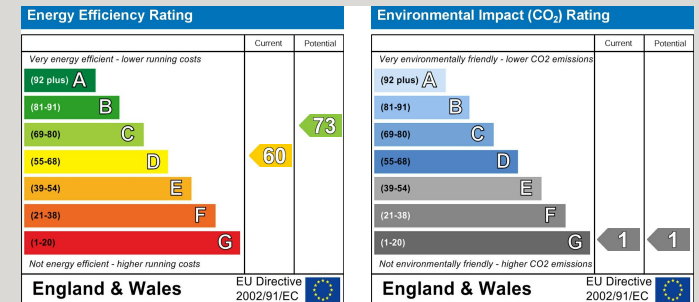
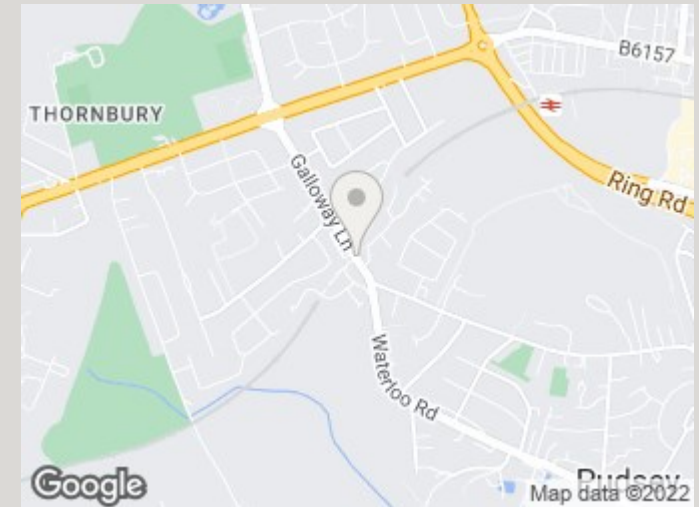
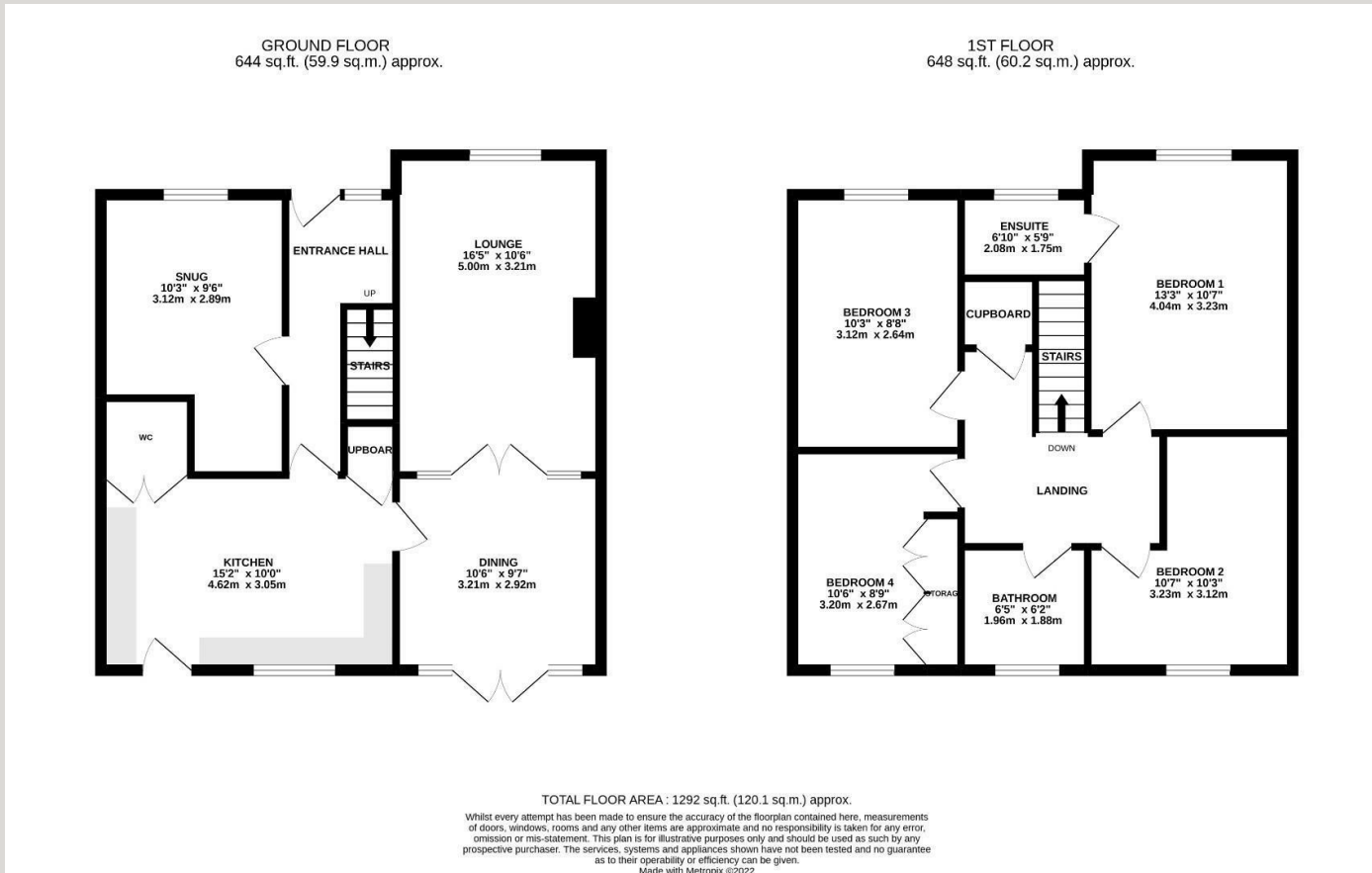
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.



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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

