



Longfield Mount,

£260,000

**** END TOWN HOUSE ** THREE BEDROOMS ** DRIVEWAY & GARAGE **
** LARGE CONSERVATORY ** GARDEN TO THREE SIDES ** CUL DE SAC LOCATION **
** MODERN KITCHEN/BATHROOM ** IDEAL TO EXTEND (SSTP) ****

Situation close to Pudsey Town Centre is this delightful three bedroom end town house. This spacious property benefits both gas central heating, UPVC double glazed and briefly comprises; reception hall, lounge, modern fitted dining kitchen and conservatory. Three first floor bedrooms and a modern house bathroom. Outside are generous well stocked gardens to three sides with driveway parking and garage.



Reception Hall

Central heating radiator and storage cupboard.

Lounge

10'9 x 12'9 (3.28m x 3.89m)

Central heating radiator and laminated wood flooring.

Dining Kitchen

19 x 11'1 (5.79m x 3.38m)

Modern wall and base units with inset sink unit. Five ring gas cooker, fridge freezer, plumbing for washing machine and a central breakfast Island. Central heating radiator and patio door leading to rear garden.

Conservatory

16' 1 x 12'6 max (4.88m 0.30m x 3.81m max)

Two central heating radiators.

First Floor Landing

Bedroom One

11 x 10'4 (3.35m x 3.15m)

Built in wardrobe and central heating radiator.

Bedroom Two

11 x 12'9 (3.35m x 3.89m)

Central heating radiator.

Bedroom Three

6'8 x 7'3 (2.03m x 2.21m)

Central heating radiator.

Bathroom

Three piece suite comprising of; low flush WC, hand wash basin and bath with shower over. Tiled walls and heated towel rail.

Loft

Pull down ladder and boarding.

External

Well stocked enclosed landscaped gardens to side and rear. Block paved drive leading to a detached garage.

Council Tax

Band A.

Tenure

Freehold.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
[G2 plus] A		[G2 plus] A	
[B1-B3] B		[B1-B3] B	
[C1-C3] C		[C1-C3] C	
[D1-D3] D		[D1-D3] D	
[E1-E3] E		[E1-E3] E	
[F1-F3] F		[F1-F3] F	
[G1-G3] G		[G1-G3] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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