



## 45 Bryan Street

Pudsey, LS28 5JP

Offers Over £225,000



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Farsley, Pudsey, LS28 5JP

**Offers Over £225,000**



Available to purchase with no upward chain is this stone-built cottage, situated in the popular and sought after village location of Farsley. The property is within walking distance of the village centre, which hosts a range of local amenities including shops, cafes and restaurants. It is also ideally positioned with easy transport links to both Leeds and Bradford, and is close to the canal and Rodley nature reserve - perfect for walks. Internally comprising: an entrance lobby, a spacious living room, a kitchen diner, a cellar (providing useful storage or laundry space), two good sized bedrooms and a bathroom. Externally, the property has on street parking available and to the rear of the property there is a private garden. Benefiting from gas central heating and uPVC double glazed windows throughout, this property offers an ideal purchase in a convenient location - book your viewing today!

## Entrance

Front entrance lobby with door leading to the living room.

## Living Room

A good sized room with large front window and wall mounted gas fire. Providing access to the kitchen.

## Kitchen Diner

A good-sized kitchen diner with ample, neutrally coloured wall and base units, matching drawers and wood worktops with an inset sink. There is an integrated oven, gas hob and extractor fan with space for free-standing appliances. An internal door leads to a useful laundry space in the basement with lighting and additional room for storage.

## Landing

Providing access to all first floor accommodation.

## Bedroom One

A good sized main bedroom, with exposed original floorboards and built-in wardrobes with top storage cupboards above.

## Bedroom Two

Bedroom two is a generous sized second bedroom, with a window to the rear elevation.

## Bathroom

The house bathroom has a modern white matching suite including a bath with electric shower unit over.

## External

Outside the property has on street parking available and to the rear of the property is an attractive cottage style garden backing on to a conservation area. The garden is part paved with gravel and has fenced boundaries.

## Please note

The images are a representation of the property taken before the current tenancy.

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Directions

For Satnav please use the postcode LS28 5JP.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE

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## Road Map



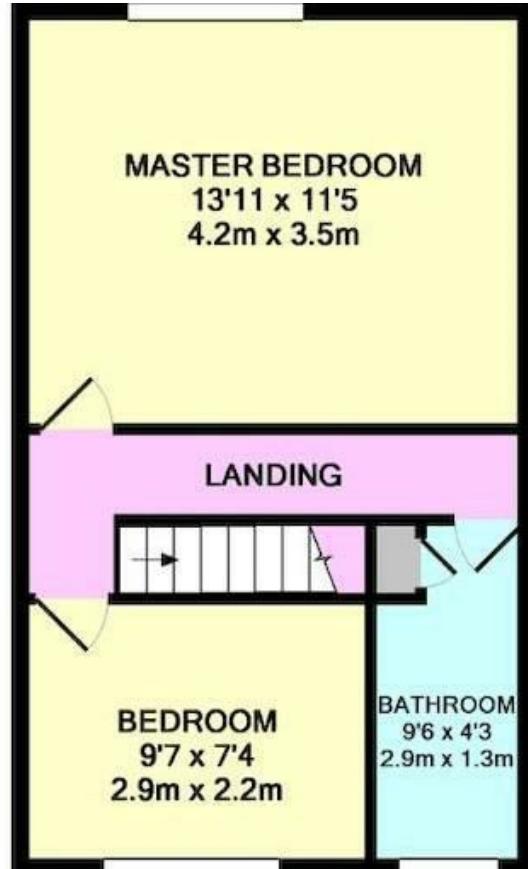
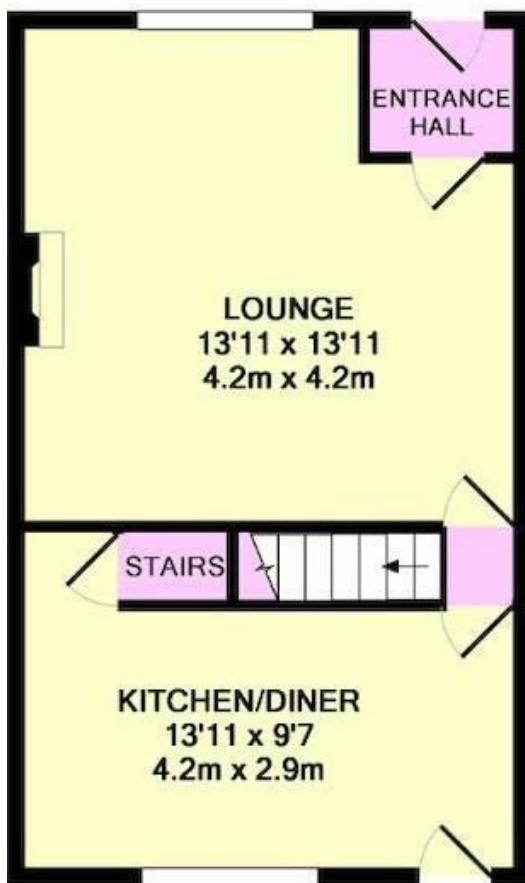
## Hybrid Map



## Terrain Map



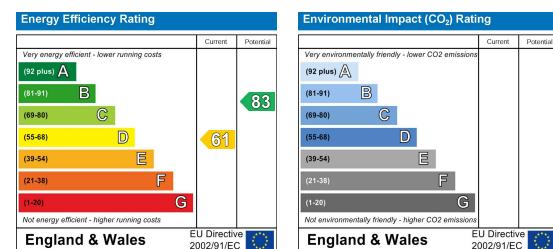
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.