



4 Kent Avenue
Pudsey
West Yorkshire
LS28 9ED

Offers in Excess of £312,000

bettermove

Kent Avenue Pudsey

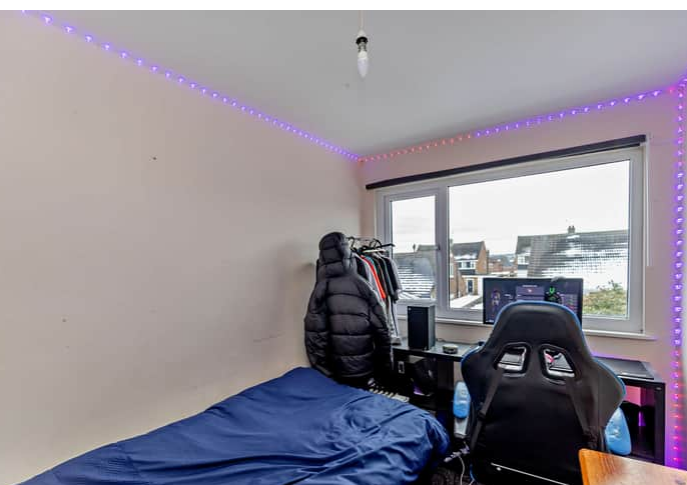
Bettermove are proud to present this 4 bedroom Semi-Detached House in the sought after area of Pudsey, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the private driveway. The council tax band is C.

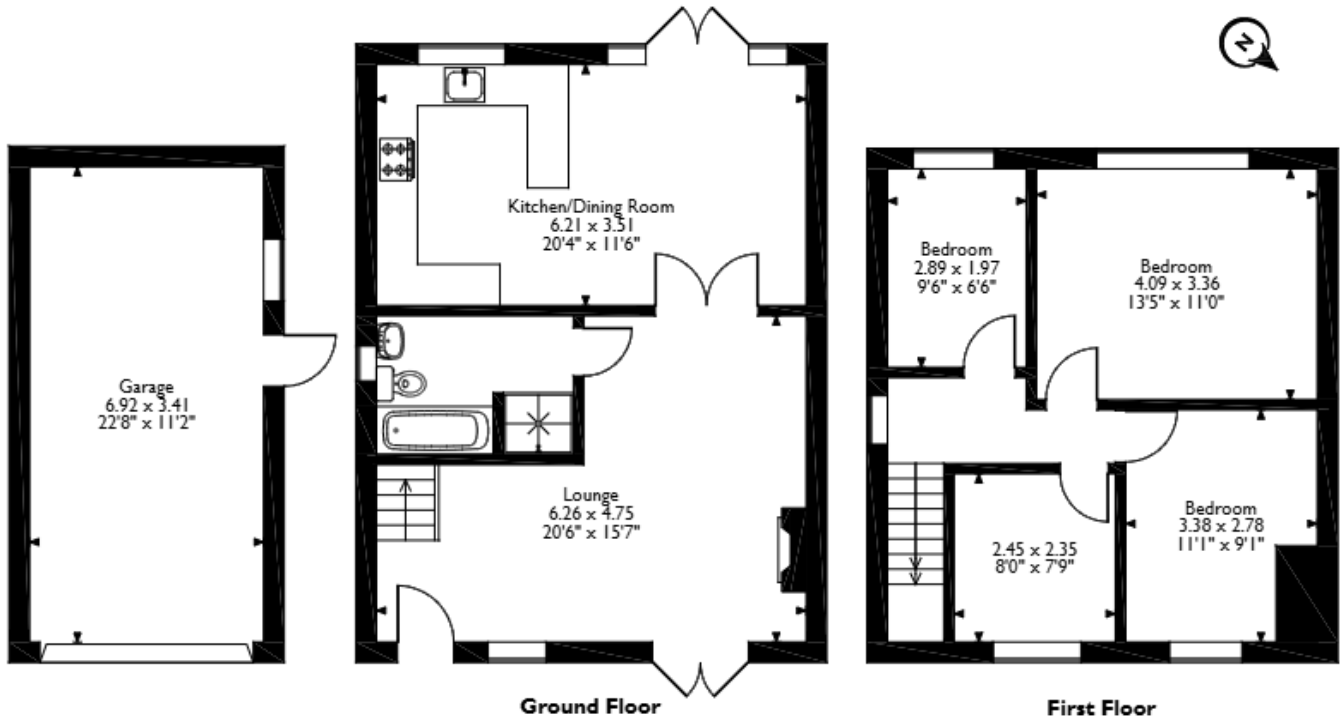
The interior of this well presented property comprises a spacious living room and the fitted kitchen with a dining area and the family bathroom on the ground floor. The first floor consists of four bedrooms. The exterior boasts a private rear garden with a single garage, perfect for enjoying the summer months.

Located in the popular residential area of Pudsey, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from New Pudsey Train Station and many local bus routes providing easy access into Bradford and Leeds City Centres.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Kent Avenue, Pudsey
 Approximate Gross Internal Area
 Main House = 96 Sq M/1033 Sq Ft
 Garage = 24 Sq M/258 Sq Ft
 Total = 120 Sq M/1291 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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