



# HOME

MARKETING & MANAGEMENT

CRAWSHA W AVENUE, PUDSEY LS28 7BT

**£695,999**



Modern Detached Home  
6 Bedrooms (5 Dbl & 4 En-Suite)  
Large Garden; Summer House  
Modern Integral Dining Kitchen  
2 Reception Rooms  
Large Garage & Driveway  
Modern Decor Throughout  
Upvc Double Glazing`  
Gas Central Heating  
Cul-de-sac Location

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GENERAL DESCRIPTION

A beautifully presented six bedroom detached home located in a residential cul-de-sac location in the historic market town of Pudsey. Will be of particular interest to families seeking a spacious and versatile residence benefitting from: Large integral Dining Kitchen with patio doors to rear; two Reception Rooms; five Double Bedrooms (four fitted & en-suite); large lawn and patio gardens with built in BBQ area; impressive Summer House with power and light; large driveway area with electric car charging point; Utility Room; Guest WC; Upvc double glazing; gas central heating; modern décor throughout. Offers good commuting access to both Leeds & Bradford and an early inspection is recommended to appreciate the size, style and location of this spacious family home.

TENURE  
Freehold

ROOM MEASUREMENTS

- HALL** 18' 3" x 7' 2" (5.56m x 2.18m) max
- LOUNGE** 21' 1" x 11' 7" (6.43m x 3.53m) max
- DINING KITCHEN** 26' 2" x 15' 5" (7.98m x 4.7m) max
- GUEST WC** 6' 1" x 3' 2" (1.85m x 0.97m)
- SNUG** 11' 7" x 9' 8" (3.53m x 2.95m)
- UTILITY ROOM** 8' 10" x 8' 5" (2.69m x 2.57m)
- GARAGE** 18' 3" x 18' 2" (5.56m x 5.54m) max
- 1ST FLOOR STAIRS & LANDING** 12' 8" x 10' 8" (3.86m x 3.25m) max
- DOUBLE BEDROOM 1** 15' 2" x 14' 4" (4.62m x 4.37m) max into robes
- EN-SUITE SHOWER ROOM** 12' 6" x 4' 4" (3.81m x 1.32m) max
- DOUBLE BEDROOM 3** 15' 4" x 11' 6" (4.67m x 3.51m)
- JACK & JILL EN-SUITE** 8' 2" x 4' 1" (2.49m x 1.24m)
- DOUBLE BEDROOM 4** 11' 8" x 9' 7" (3.56m x 2.92m) max
- DOUBLE BEDROOM 5** 12' 10" x 8' 8" (3.91m x 2.64m) max into robes
- BEDROOM 6** 8' 10" x 7' 2" (2.69m x 2.18m)
- SHOWER ROOM** 8' 3" x 6' 0" (2.51m x 1.83m)
- 2ND FLOOR DOUBLE BEDROOM 2** 21' 9" x 14' 5" (6.63m x 4.39m) max into robes
- EN-SUITE BATHROOM** 10' 7" x 7' 7" (3.23m x 2.31m)
- DRESSING ROOM** 11' 9" x 6' 5" (3.58m x 1.96m)
- SUMMER HOUSE** 16' 2" x 11' 11" (4.93m x 3.63m) max (triangle shaped)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

