

HOME MARKETING & MANAGEMEN

CRAWSHAW 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









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)

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)

OPENING HOURS

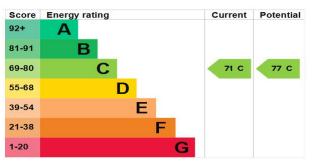
Pudsey Office

Monday to Friday Saturday Sunday & Bank Holidays 8.30am – 5.00pm 9.00am – 1.00pm Closed









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

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.

