



# HOME

MARKETING & MANAGEMENT

CRAWSHAW PARK, PUDSEY LS28 7EP

**£280,000**



Spacious Mature Semi Detached  
Offering 3 bedrooms  
2 Reception Rooms. Conservatory  
Gas c/h & Double Glazed  
Shower Room  
Generous South Facing Gardens  
Gated Drive and Garage  
Scope to Personalise  
Excellent Central Location  
Ideal for Families / FTB / Professionals



**£280,000**

## GENERAL DESCRIPTION

Mature semi detached which has been well maintained over the years by its current owner offering 3 bedrooms and benefits: Generous south facing gardens, Garage, Gas central heating and double glazed. Accommodation briefly comprises: Entrance porch, entrance hall, lounge with double doors flowing to a good-sized dining room and conservatory, Rear porch. Staircase and landing: 3 bedrooms and shower room. The property requires decorative improvements & modernisation, hence the attractive asking price. This central and well located home will be of particular interest to families, professional couples, investors and developers seeking affordable accommodation with large gardens and potential to add value by improvements, enlargement and/or extension of the property.

TENURE  
Freehold

## ROOM MEASUREMENTS

**FRONT ENTRANCE PORCH** 7' 10" x 2' 7" (2.4m x 0.8m)**ENTRANCE HALL** 2.' x 0.61m)**LOUNGE** 14' 5" x 12' 1" (4.4m x 3.7m) max**DINING ROOM** 10' 5" x 9' 10" (3.2m x 3.0m) max**CONSERVATORY** 10' 5" x 9' 6" (3.2m x 2.9m)**KITCHEN** 14' 9" x 8' 10" (4.5m x 2.7m) max Plus storage cupboard**REAR PORCH** 5' 10" x 3' 11" (1.8m x 1.2m) max**STAIRCASE & LANDING****MASTER BEDROOM** 13' 9" x 10' 5" (4.2m x 3.2m) max**BEDROOM 2** 11' 9" x 10' 9" (3.6m x 3.3m) max**BEDROOM 3** 10' 9" x 6' 10" (3.3m x 2.1m)**SHOWER ROOM** 8' 2" x 7' 6" (2.5m x 2.3m)**GARAGE** 17' 8" x 7' 10" (5.4m x 2.4m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 59 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 &amp; 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.