



**Crawshaw Villa Crawshaw Road, Pudsey LS28 7UB**



**welcome to**

**Crawshaw Villa Crawshaw Road, Pudsey**

A rare opportunity to purchase this STUNNING PERIOD HOME, which is situated in a highly sought after residential location close to the centre of Pudsey. Boasting SUBSTANTIAL accommodation with THREE RECEPTION ROOMS and a wealth of charm and character. NO ONWARD CHAIN



## **Crawshaw Villa, Crawshaw Road**

### **Entrance Hall**

14' 7" x 4' ( 4.45m x 1.22m )

Glazed wooden front door leads to an attractive and spacious arched entrance hall benefiting from original tiled flooring and internal stained glass panel.

### **Reception Room 1**

16' 7" x 14' 7" ( 5.05m x 4.45m )

A light, airy and generously proportioned reception room with three central heating radiators and wood flooring creating a warm and comfortable living space. French doors leading to the south-facing terrace at the front of the property. The bay windows contain exceptionally beautiful, rare painted and stained glass leaded panels. Attractive feature faux fire place recessed with wooden shelving to either side of the chimney breast.

### **Dining Room**

19' 6" x 14' ( 5.94m x 4.27m )

The intricate plasterwork and unique ceiling mouldings in this large family dining room are incredible and the room boasts many period features including an exceptionally rare example of molded cast iron early Victorian heating vents. Recently installed double glazed bay sash windows. Another stunning wood fire place with tiled back and hearth, double glazed window to the side with radiator underneath.

### **Reception Room 2**

17' 8" x 14' 2" ( 5.38m x 4.32m )

This warm, cosy and delightful south facing room boasts original features to walls and ceilings, an impressive wooden fire place, recessed to both sides with storage and original wooden cupboards and glazed display cupboards either side. The front bay windows include stunning, original stained glass leaded panels. French doors lead to the paved front terrace and connecting internal paneled glass doors lead to the dining room.

### **Kitchen**

13' 8" x 8' 2" ( 4.17m x 2.49m )

Fitted kitchen with laminate flooring, sink with drainer, port for cooker, plumbing for washer, double glazed window to the rear and windows to the hallway letting in extra light. Plenty of useful storage cupboard space.

### **Downstairs Shower Room**

8' 3" x 4' 8" ( 2.51m x 1.42m )

Low flush WC, wash basin, shower, central heating radiator, frosted window and laminate wood flooring.

### **Cellar**

18' 5" x 13' 6" ( 5.61m x 4.11m )

A useful workshop or storage space, the cellar also houses the Feed-in-Tariff meter for the solar panels which generate a significant annual income. Adjacent to the cellar entrance is a useful utility space and cloakroom.

### **Landing**

18' 6" x 8' 9" ( 5.64m x 2.67m )

The landing serves the rooms to the first floor. A wide central staircase with fabulous wooden balustrade leads to the attractive galleried landing on the first floor.

Undoubtedly the most striking feature of the property is the extremely rare, original Victorian painted and stained glass sky light set into the ceiling above the landing. Illuminated by natural light the individual panels of glass are set into a decorative wooden frame and depict scenes of Cherubs playing around bows. This antique Victorian window is in exceptional condition and can be spectacularly illuminated at night.

### **Bedroom 1**

14' 2" x 14' ( 4.32m x 4.27m )

A large, light and spacious double bedroom which has a double glazed sash window to the front and a large arched 'church' window with shutters to the gable side. Central heating radiator. Large modern mirrored fitted wardrobes along one wall.

### **Bedroom 2**

13' 9" x 13' ( 4.19m x 3.96m )

Generously sized and well proportioned double bedroom with a double glazed window overlooking the rear garden as well as a beautiful original stained glass window on the gable wall. Fitted wardrobes in one corner. Central heating radiator.

### **Bedroom 3**

10' 2" x 9' 6" ( 3.10m x 2.90m )

Light and airy double bedroom overlooking the front of the property. Double glazed sash window and central heating radiator.

### **Bedroom 4**

10' 1" x 7' 8" ( 3.07m x 2.34m )

Cosy and comfortable single bedroom to the front of the house. Double glazed sash window, central heating radiator and fitted cupboard.

### **Bathroom**

11' 8" x 8' 3" ( 3.56m x 2.51m )

Generously sized house bathroom with laminate wood flooring, bath with shower fittings, separate walk in shower, low flush WC, sink unit with mirror, central heating radiator. The large, frosted, double glazed window allows lots of natural light into this bright and airy room. Ideal Logic boiler in airing cupboard.

### **Bedroom 5**

8' 5" x 6' 4" ( 2.57m x 1.93m )

Single bedroom or ideal nursery or office space. Loft access to extensive roof void which is partially boarded. Sash window to the rear elevation. Central heating radiator.

### **External**

Externally this attractive period home has well established wrap around gardens to the front, side and rear and ample parking space in the drive and double garage. The gardens are well stocked with trees and mature shrubs and flowers.



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## **Crawshaw Villa Crawshaw Road, Pudsey**

- Substantial 4/5 Bedroom Period 1840s Villa Style Property
- Benefits from a host of original period features
- Wrap Around Garden with Patio Area
- Located in Sought After Residential Area
- Double Garage, Gated Access, Solar Panels

Tenure: Freehold EPC Rating: D

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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