



**Acres Hall Crescent, Pudsey LS28 9DZ**

**welcome to**

**Acres Hall Crescent, Pudsey**

Spacious brick built end terrace property that has been improved by the current owner to include roof and guttering work. A generous drive (no dropped kerb) and large gardens with patio area. This home is sure to appeal to a range of buyers. Please contact our Pudsey office to arrange your viewing.



## Acres Hall Crescent

Terraced property briefly comprising of Entrance Hall, Lounge, Kitchen Diner, Two Bedrooms, Bathroom, Gardens.

### Entrance Hall

8' 3" x 6' ( 2.51m x 1.83m )

Front entrance door to the welcoming entrance hall with carpet, central heating radiator and under stairs storage.

### Lounge

14' 2" x 11' 8" ( 4.32m x 3.56m )

Spacious living room flooded with natural light from the dual aspect double glazed windows. Being carpeted having an electric fire and central heating radiator.

### Kitchen

14' 2" x 11' 8" ( 4.32m x 3.56m )

With wall hung, drawer and base units, worktop surfaces over, sink with drainer, useful pantry, plumbing for washer, space for fridge freezer, laminate flooring, room for table and chairs, spotlights to ceiling, double glazed windows to the rear and front and door to garden.

### Landing

6' 3" x 4' ( 1.91m x 1.22m )

Landing to first floor with carpet and double glazed window to the side.

### Bedroom 1

14' x 8' 8" ( 4.27m x 2.64m )

The master bedroom is a good sized double with built in storage, Ideal wall hung boiler being under 1 year old, radiator and double glazed windows to the front elevation.

### Bedroom 2

11' 1" x 10' ( 3.38m x 3.05m )

Another good sized double bedroom with carpet, radiator and double glazed windows to the rear elevation, access to the boarded loft via a pull down ladder. The Ideal boiler is under 1 year old.

### Loft

The loft is boarded and had light and is accessed by the pull down ladder.

### Bathroom

7' 4" x 5' 4" ( 2.24m x 1.63m )

Modern bathroom comprising of bath with shower over, wash hand basin, low flush WC, tiled floor and walls, heated towel rail and frosted double glazed window.

### External

To the front there is a wide driveway (no dropped kerb, a paved, lawned and gravelled area.

The rear garden is a great sized that is enclosed adding to the privacy and is ideal for summer time and barbecues.



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## Acres Hall Crescent, Pudsey

- Two Double Bedroom End Terrace
- New Roof and Guttering Added
- 25 Foot Long Private Garden
- Boarded Loft
- Popular Pudsey Location

Tenure: Freehold EPC Rating: D

offers over

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114563 - 0003

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