









# welcome to

# **St. James Crescent, Pudsey**

A three bedroom semi detached house, beautifully presented throughout with spacious living accommodation. The house also benefits from the ever important off street parking and a large, well maintained rear garden. This is a great property and viewing is highly advised to really appreciate it.













#### **Entrance Hall**

Enter from the front into the hallway with decorative flooring, radiator and stairs leading to the first floor.

## Lounge

17' x 13' 5" ( 5.18m x 4.09m )

A spacious, bright and airy room, tastefully decorated and having a gas fire with feature fireplace, high gloss laminate flooring, radiator and a double glazed window to the front.

## Kitchen/Diner

15' 5" x 7' 9" ( 4.70m x 2.36m )

A modern kitchen offering a range of wall and base units with gloss doors, work surfaces incorporating a sink drainer and gas hob with extractor hood above. There is an integrated electric oven and spaces for a washing machine and full height fridge freezer. The room also benefits from a tiled floor and two double glazed windows to the rear overlooking the garden.

### **Guest Wc**

Always useful to have in a busy family home with a wc and a double glazed window to the side.

## Landing

The stairs rise from the hallway onto the carpeted landing with a double glazed window to the side, doors to three good size bedrooms, bathroom and access to a part boarded loft with a drop down ladder and light.

### **Bedroom One**

12' 5" x 11' 9" ( 3.78m x 3.58m )

A double bedroom positioned to the front elevation with carpet flooring, radiator and a double glazed window.

## **Bedroom Two**

13' 1" x 9' 7" ( 3.99m x 2.92m )

A double bedroom positioned to the rear elevation with carpet flooring, radiator and a double glazed window overlooking the garden.

## **Bedroom Three**



A single bedroom positioned to the front elevation with carpet flooring, radiator and a double glazed window.

### **Bathroom**

A modern bathroom, part tiled and fitted with a three piece suite comprising of a bath with shower above, wc, wash hand basin set in a vanity unit, heated towel rail, vinyl flooring and a double glazed window to the rear.

#### Outside

To the front of the property there is a lawn with well established shrubs for privacy and to the side is a driveway providing off street parking. To the rear there is a well maintained and spacious garden, perfect for entertaining and al fresco dining in the warmer months. There are multiple tiered and paved seating areas with a path to the side leading to a private lawned area, all kept private with well established trees and a further seating area beyond.





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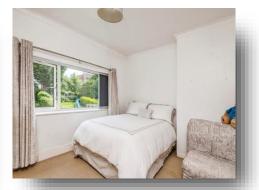
# St. James Crescent, Pudsey

- Semi Detached House
- Three Good Size Bedrooms
- Modern Kitchen/Diner & Bathroom
- Neutral Decor Throughout
- Off Street Parking

Tenure: Freehold EPC Rating: C

£230,000









postcode not the actual property

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