



St. James Crescent, Pudsey LS28 7PP

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

8' 4" x 7' 9" (2.54m x 2.36m)

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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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114806 - 0002

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