



**Westroyd Crescent, Pudsey LS28 8JD**

**welcome to**

**Westroyd Crescent, Pudsey**

Three bedroom semi detached proudly standing on a corner plot in this well regarded location in the heart of Pudsey. This stunning property is sure to appeal to a range of buyers. A definite MUST SEE.



### **Westroyd Crescent Entrance Hall**

Front entrance door leading to the welcoming hallway with carpet and central heating radiator.

### **Lounge Dining Room**

18' 8" to bay x 10' 9" ( 5.69m to bay x 3.28m )  
A light and bright spacious living area with wood burner, double glazed bay window to the front elevation, laminate flooring, An archway separates the kitchen to the lounge diner.

### **Kitchen**

16' 8" x 8' 4" ( 5.08m x 2.54m )  
Well designed new kitchen with wall hung, drawers and base units and complimentary worktop surfaces over, oven and hob, sink with drainer, double glazed window to the side and spotlights to the ceiling.

### **Landing**

Carpet rising to the first floor, central heating radiator and carpet.

### **Bedroom One**

12' 5" x 12' 4" ( 3.78m x 3.76m )  
A good sized double room to the first floor with eaves storage, double glazed window to the front elevation and central heating radiator.

### **Dressing Room**

6' 3" x 5' 11" ( 1.91m x 1.80m )  
A very useful space.

### **Bedroom Two**

11' 5" x 10' 7" ( 3.48m x 3.23m )  
Double room to the ground floor that is currently being used as a television room, floor to ceiling radiator, carpet and door that leads onto the garden.

### **Bedroom Three**

8' 6" x 8' 5" ( 2.59m x 2.57m )  
The third bedroom to the ground floor is currently being used as an office. Carpet and double glazed window to the rear elevation.

### **Bathroom**

8' 9" x 6' 1" ( 2.67m x 1.85m )  
Modern bathroom to the ground floor with shower over bath, wash hand basin, low flush WC and frosted double glazed window.

### **Outside**

Wrap around gardens with gated driveway. Indian stone paving. With decking and steps leading onto the private rear garden from Bedroom 2, this is perfect for bringing indoor living outside.

### **Garage**

16' 9" x 8' 11" ( 5.11m x 2.72m )  
The detached garage has power and light.



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## Westroyd Crescent, Pudsey

- Three Bedroom Semi Detached
- Fully Renovated & Ready To Move Into
- Substantial Corner Plot
- Off Road Parking to Long Drive
- French Windows To Garden

Tenure: Freehold EPC Rating: D

offers in the region of

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114847 - 0003

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