



Weavers Croft, Pudsey LS28 9LF

welcome to

Weavers Croft, Pudsey

A stylish two-bedroom townhouse on Weavers Croft, featuring a modern kitchen, landscaped rear garden, private driveway, and more. Viewing highly recommended!



Property Information

Located on Weavers Croft, this attractive townhouse offers modern living across two well-proportioned bedrooms and a thoughtfully designed layout. The property boasts a stylish, contemporary kitchen, a beautifully landscaped rear garden perfect for relaxing or entertaining, and a private driveway providing convenient off-street parking. With its well-maintained interiors and desirable location, this home is ideal for first-time buyers, downsizers, or investors alike. Early viewing is highly advised to fully appreciate what this lovely home has to offer.

Entrance Hall

3' 7" max x 3' 3" max (1.09m max x 0.99m max)

The entrance hall features a radiator.

Lounge

13' 8" max x 11' 6" max (4.17m max x 3.51m max)

The lounge features a double glazed bay window to the front and an additional double glazed window to the side, allowing for plenty of natural light. A feature fireplace adds character to the room, which also includes stairs to the first floor, access to the kitchen, and a radiator for comfort.

Kitchen

11' 6" max x 8' 5" max (3.51m max x 2.57m max)

The kitchen offers ample space for a table and chairs and is fitted with a range of wall and base units, a stainless steel drainer, and plumbing for a washing machine. A double glazed window overlooks the rear, while a PVC door provides access to the garden. The room also benefits from tiled flooring and a radiator.

Landing

The landing features carpeted flooring and stairs leading to the ground floor.

Bedroom One

11' 6" max x 8' 3" max (3.51m max x 2.51m max)

Bedroom One features a double glazed window to the front, a built-in storage cupboard, a radiator for comfort, and is finished with carpeted flooring.

Bedroom Two

10' 9" max x 6' 3" max (3.28m max x 1.91m max)

Bedroom Two includes a double glazed window to the rear, a radiator for warmth, and is finished with carpeted flooring.

Bathroom

8' max x 4' 8" max (2.44m max x 1.42m max)

The bathroom is fitted with tiled walls and flooring and comprises a WC, wash basin, and a bath with shower over. A frosted double glazed window to the rear provides natural light while maintaining privacy.

Front Garden

To the front of the property is a small lawned garden area.

Rear Garden

The rear garden is neatly landscaped and features a patio area, lawned sections, and a variety of planters, shrubbery, and plants. Gated access to the front provides convenience and privacy.

Parking

The property benefits from a driveway providing off-street parking.



view this property online williamhbrown.co.uk/Property/PDY115945



welcome to

Weavers Croft, Pudsey

- Two bedrooms
- Driveway
- Landscaped rear garden
- Modern kitchen
- Viewing advised

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

offers over

£210,000



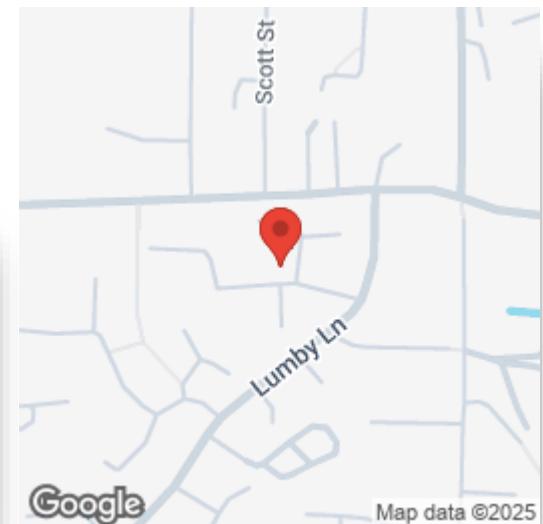
view this property online williamhbrown.co.uk/Property/PDY115945

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
PDY115945 - 0002

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk