



HOME

MARKETING & MANAGEMENT

CRAWSHA W AVENUE, PUDSEY LS28 7BT

£1,750 PCM

Edwardian Semi-Detached
4 Bedrooms + Study Landing
Open Plan Living/Kitchen/Dining
Large Lounge; Conservatory
4 Piece White Bathroom Suite
Lawn and Patio Gardens
Upsc Dbl Glazing; Gas C/Heating
Utility Cellar; Tree Lined Avenue
Available 12/08/24
Part Furnished; Deposit £2019.00



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GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport. A spacious stone built Edwardian semi-detached home located on a sought after tree lined street in the popular market town of Pudsey. Will be of particular interest to professionals and families seeking versatile accommodation which benefits from: Large open plan living, dining, kitchen area; modern fitted integral kitchen including dishwasher and fridge/freezer; impressive entrance hall with feature floor tiles; lounge with bay window and feature fireplace; spacious conservatory; good sized lawn and patio gardens; white modern four piece bathroom suite with feature freestanding bath tub; 3 double bedrooms; single bedroom and 2nd floor study landing; Upvc double glazing; gas central heating with combination boiler; character features; useful storage/utility cellar. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size, location and charm of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 12/08/24. Deposit £2,019.00.

ROOM MEASUREMENTS

- HALL** 16' 11" x 6' 8" (5.16m x 2.03m) max
- LOUNGE** 17' 9" x 13' 11" (5.41m x 4.24m) max
- LIVING KITCHEN AREA** 20' 6" x 14' 10" (6.25m x 4.52m) max
- DINING AREA** 20' 0" x 8' 7" (6.1m x 2.62m)
- CONSERVATORY** 14' 5" x 11' 1" (4.39m x 3.38m)
- 1ST FLR STAIR & LANDING** 11' 2" x 7' 5" (3.4m x 2.26m) max
- DOUBLE BEDROOM 1** 15' 3" x 12' 4" (4.65m x 3.76m) max
- DOUBLE BEDROOM 2** 15' 0" x 12' 4" (4.57m x 3.76m) max
- BEDROOM 4** 8' 11" x 7' 5" (2.72m x 2.26m)
- BATHROOM** 11' 2" x 7' 5" (3.4m x 2.26m)
- 2ND FLR STAIR & STUDY** 17' 1" x 8' 7" (5.21m x 2.62m) max
- 2ND FLOOR DBL BEDROOM 3** 17' 1" x 11' 2" (5.21m x 3.4m)
- UTILITY CELLAR** 19' 11" x 13' 6" (6.07m x 4.11m) max

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market.

Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

COUNCIL TAX BAND
D

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

