



**Crawshaw Close, Pudsey, LS28 7UF**

**welcome to**

**Crawshaw Close, Pudsey**

This four-storey home on Crawshaw Close offers impressive space with four bedrooms, two bathrooms, and a large converted cellar ideal for work or play. A handy utility room keeps things organised, while the large driveway provides ample off-street parking.



## Property Information

This impressive four-storey home on Crawshaw Close offers spacious and versatile living, featuring four generous bedrooms and two well-appointed bathrooms. A standout feature is the large converted cellar, providing an ideal space for a home office, cinema room, or additional living area. The property also benefits from a practical utility room, keeping daily chores neatly tucked away. Externally, a large driveway offers ample off-street parking—perfect for families or those with multiple vehicles. With its flexible accommodation spread across four floors, this home combines character, convenience, and modern comfort.

## Entrance Hall

The entrance hall features carpeted flooring, stairs leading to the first floor, and access to both the kitchen and living room.

## Lounge

14' 10" x 13' 10" ( 4.52m x 4.22m )

The lounge features wooden flooring, a radiator, a double-glazed front window, and built-in handcrafted wooden shelving.

## Kitchen

14' 2" x 11' 1" ( 4.32m x 3.38m )

The kitchen offers wooden flooring, wall and base units with wooden worktops, a double oven with gas hob and extractor fan, tiled splashback, a radiator, double-glazed windows to the front and side, space for a table and chairs, and access to the cellar/utility room.

## Cellar

### Reception Room

13' 7" x 12' 9" ( 4.14m x 3.89m )

The reception room features wooden flooring, spotlights, a radiator, and a door leading to the rear.

## Utility Room

The spacious utility room offers wall and base units with a worktop over, along with space for a washing machine and dryer.

## Wc

The WC includes a wc and wash basin.

## First Floor

### Landing

The landing features carpeted flooring with stairs leading down to the ground floor and up to the second floor.

### Bedroom One

13' 10" x 11' 4" ( 4.22m x 3.45m )

Bedroom One features carpeted flooring, a double-glazed front window, an ornate iron fireplace, and is located immediately to the right at the top of the stairs.

### Bedroom Two

13' 9" x 10' 11" ( 4.19m x 3.33m )

Bedroom Two features carpeted flooring, an ornate iron fireplace, and is situated to the left as you come up the stairs.

## Shower Room

The modern shower room features tiled flooring and walls, a walk-in shower, WC, wash basin unit, heated towel rail, spotlights, and a frosted double-glazed window to the side.

## Second Floor

### Landing

The landing features carpeted flooring with stairs leading down to the first floor.

### Bedroom Three

10' 11" x 10' 6" ( 3.33m x 3.20m )

Bedroom Three is a spacious double room featuring carpeted flooring, a Velux window, spotlights, and a radiator.

### Bedroom Four

11' 11" x 10' 6" ( 3.63m x 3.20m )

Bedroom Four features a Velux window and a large floor space.

## Bathroom

The bathroom is fully tiled and includes a bath with shower over, a glass shower screen, wash basin, WC, and a radiator.

## Front Garden

The front garden is pebbled with hedged borders and includes a door providing access to the cellar.

## Parking

Parking is available on the multi-car driveway located on a privately owned road. The road is owned by the property.



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## Crawshaw Close, Pudsey

- 4 BEDROOMS
- LARGE CONVERTED CELLAR
- 2 BATHROOMS
- 4 STOREYS
- UTILITY ROOM

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

**£395,000**



Please note the marker reflects the postcode not the actual property

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