

# HUNTERS®

HERE TO GET *you* THERE



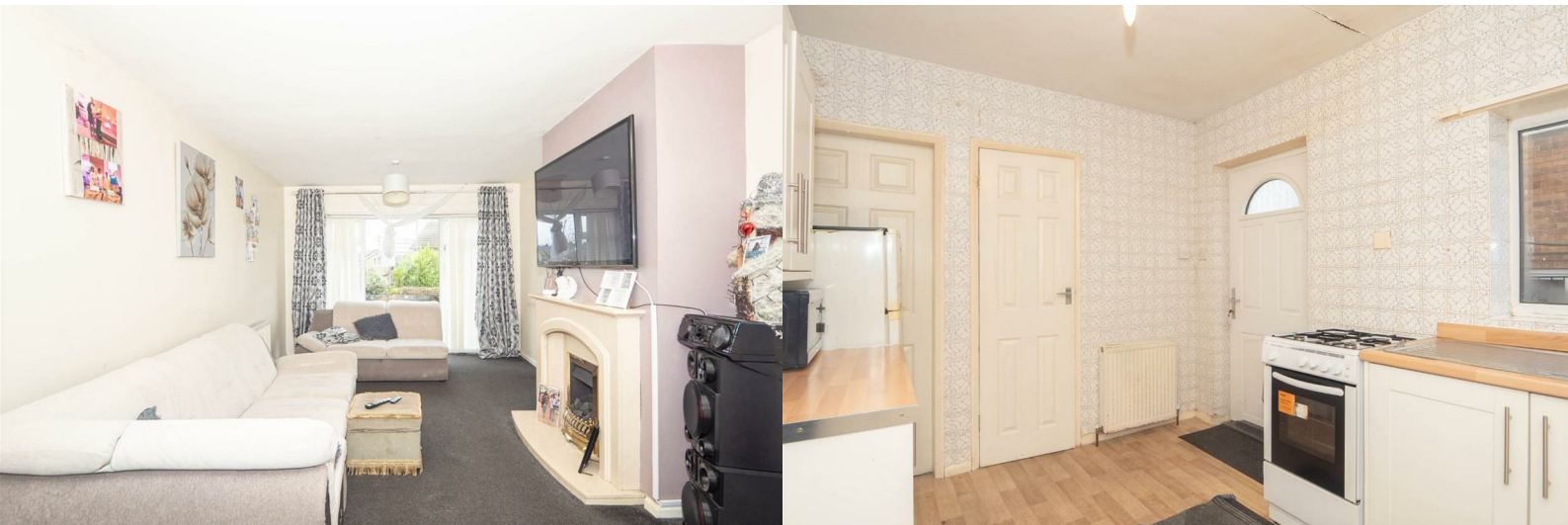
## Chatsworth Crescent

Pudsey, LS28 8LB

Guide Price £260,000



Council Tax: C





# 9 Chatsworth Crescent

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- Family sized semi
- Three spacious bedrooms
- Sought-after Chatsworth Crescent location
- Open-plan reception room
- Conservatory overlooking rear garden
- Enclosed family-friendly rear garden
- Garage and off-road parking
- Fitted kitchen with storage
- Close to train station and schools
- Near parks and greenways

Now available for sale is a THREE-bedroom semi-detached house in a sought-after area of Chatsworth Crescent, Pudsey, Leeds. The property is presented in good condition and features an entrance HALL with a storage cupboard, as well as convenient drive-off road parking and a garage. To the rear, there is an enclosed garden, ideal for families and those who appreciate outdoor space, while the front has a low-maintenance planted area.

The house includes one large LIVING room, which is open-plan and benefits from a large front window that allows plenty of natural light. A fireplace creates a focal point in the reception room, and doors lead directly into a CONSERVATORY, offering additional living space with views over the rear garden.

The fitted KITCHEN is equipped with units, drawers, a sink and worktops, space for a washer, cooker, freezer, and a built-in store cupboard. Upstairs, there are three generous bedrooms: two are doubles and the third can serve as a spacious single room or a home office. The BATHROOM features a white bath and sink, complemented by a separate WC.

This location is known for access to public transport links. Pudsey train station is within easy reach, providing services to Leeds city centre in around 10 minutes and to Bradford Interchange in less than 20 minutes. Families will appreciate nearby schools and local amenities, while walking and cycling routes such as Pudsey Park and Fulneck Valley Greenway are close by. This property is particularly suitable for first-time buyers, investors, or families seeking a well-located home.

Pudsey, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

### KITCHEN/DINER

11'6" x 8'10" (3.53m x 2.71m)

### LIVING/DINING ROOM

22'8" x 10'11" (6.91m x 3.33m)

### CONSERVATORY

9'10" x 7'10" (3.01m x 2.39m)

### BEDROOM ONE

12'3" x 10'11" (3.74m x 3.33m)

### BEDROOM TWO

10'11" x 10'4" (3.33m x 3.16m)

### BEDROOM THREE

9'0" x 8'10" (2.75m x 2.71m)

### BATHROOM

5'7" x 5'4" (1.71m x 1.651m)

### WC

5'7" x 3'4" (1.71m x 1.02m)



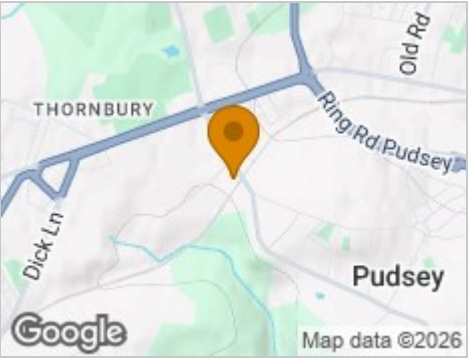
Road Map



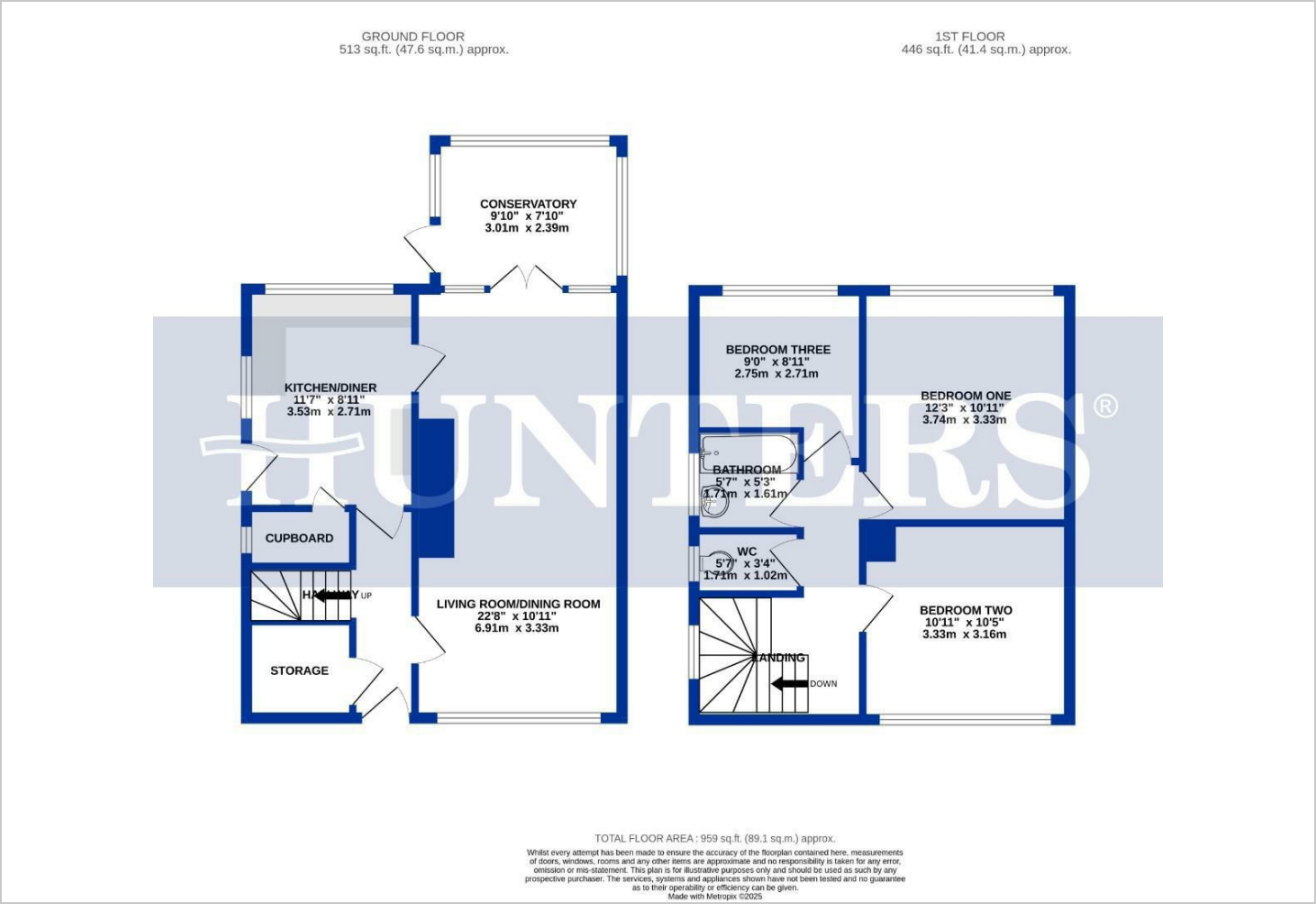
Hybrid Map



Terrain Map



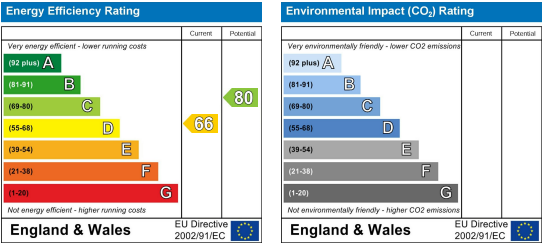
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.