



Crawshaw Avenue, Pudsey, Leeds, LS28 7BT
£525,000

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EXCLUSIVE



Crawshaw Avenue, Pudsey, Leeds, LS28 7BT

£525,000

- Four-bedroom semi-detached residence
- Immaculate property with a wealth of beautiful period features
 - Contemporary kitchen diner with open-plan design
 - Characterful living room with multi-fuel stove
- Luxurious family bathroom plus stylish principal suite bathroom
 - Sash windows, stained glass, coving and fireplaces
 - Dry and functional cellar offering excellent internal storage
- Perfectly placed for Pudsey town centre, schools, parks and transport links
 - Offstreet parking, established gardens with summer house
 - Step inside with our full property walkthrough tour!





An exceptional four-bedroom semi-detached residence, beautifully positioned on one of Pudsey's most desirable tree-lined streets. Immaculately presented throughout and thoughtfully enhanced by the current owners, this stunning home offers a rare blend of period character, elegant modern styling and superb family living space, all within the heart of Pudsey.

This well-appointed family home has been lovingly restored to offer spacious accommodation and versatile living, complemented by desirable established gardens and a summer house. Immensely characterful yet well-equipped for modern family life, the property boasts a wealth of period features, including period fireplaces, sash windows to the front, beautiful coving, stained glass windows, deep skirting boards and architraves, original tiled hallway flooring and working open fires.

From the moment you step inside, the quality and attention to detail are immediately apparent. The welcoming entrance hallway sets the tone beautifully, with its original tiled floor and character features creating a wonderful first impression. From here, you are led into a beautifully appointed front living room, where high ceilings, period detailing and a multi-fuel stove create a warm yet refined setting. This is a room full of charm, offering the perfect space to unwind, entertain or enjoy cosy evenings with the family.

To the rear, the home opens into a truly impressive open-plan kitchen, dining and garden room area, designed with both family life and entertaining in mind. The kitchen combines timeless character with modern practicality, featuring a period fireplace, sleek integrated appliances including dishwasher, washing machine and fridge-freezer, and a layout that flows effortlessly into the dining space. Filled with natural light, this sociable area feels bright, elegant and inviting, ideal for everyday living, hosting guests or enjoying relaxed family moments.

The dining space continues seamlessly into the conservatory-style garden room, creating a superb additional living area with views over the established rear garden. This flexible space works beautifully as a relaxed sitting area, playroom or entertaining space, while also helping connect the inside of the home with the outside during the warmer months.

The first floor continues to impress, offering three beautifully presented and versatile rooms all filled with character and charm. There are two generous double bedrooms, both finished with style and care, including a front bedroom with a calm, sophisticated feel. The second double bedroom enjoys a pleasant outlook over the rear garden, while the fourth bedroom is currently used as a charming home office, equally suited to a nursery, guest room or single bedroom.



The family bathroom is a true standout feature, finished to an exceptional standard with a luxurious blend of traditional and contemporary design. A freestanding bath, walk-in rainfall shower, floating wash basin and characterful high-level WC with pull-chain cistern are complemented by stunning tiling, gold accents and carefully considered finishes, creating a boutique hotel-style feel.

Occupying the top floor is the principal suite, a private and peaceful retreat away from the main living areas. This superb bedroom benefits from fitted wardrobes, eaves storage and a balcony-style roof window, creating a bright and airy space with an elevated outlook. The suite is completed by its own stylish bathroom, featuring a walk-in rainfall shower, WC, wash basin and Velux-style roof window.

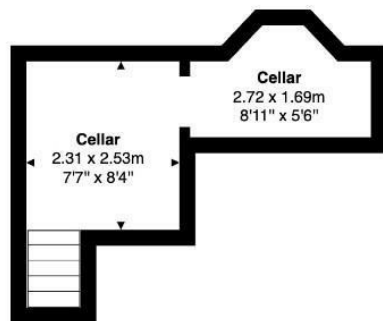
Externally, the property is equally impressive. The established gardens provide a beautiful setting for outdoor dining, entertaining or simply relaxing, with mature planting creating a sense of privacy and charm. A summer house adds further versatility, ideal as a garden retreat, hobby space, home office or simply a lovely place to enjoy the garden throughout the seasons. The property also benefits from parking, adding everyday convenience in this highly regarded residential location.

The setting is one of the home's many strengths. Pudsey continues to be one of West Leeds' most desirable areas, offering an excellent range of independent shops, cafés, bars, restaurants, supermarkets and everyday amenities. Pudsey Park and nearby green spaces provide lovely places to enjoy walks and family time, while the area is well regarded for its choice of local schools, making it particularly appealing for families.

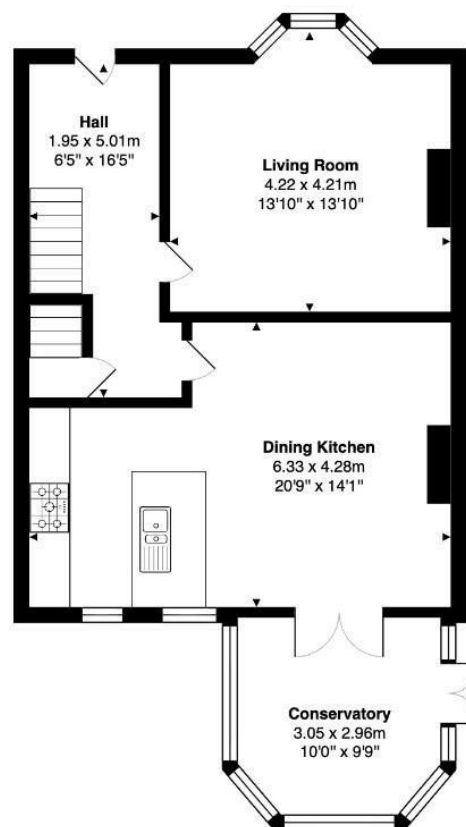
A truly special home, this immaculate four-bedroom semi-detached property combines period charm, premium interiors, generous living space and a highly regarded Pudsey setting. Elegant, characterful and ready to move straight into, this is a home that must be viewed to be fully appreciated.



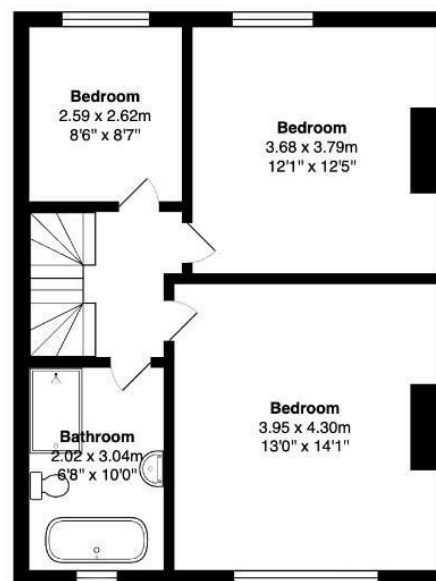




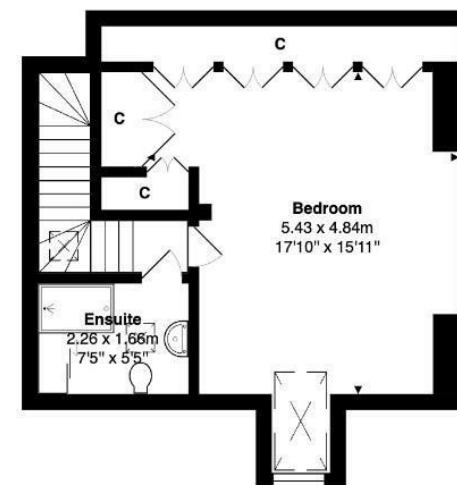
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Total Area: 157.6 m² ... 1696 ft²

All measurements are approximate and for display purposes only

DISCLAIMER

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.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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