



**Moorfield Crescent, Pudsey LS28 8BR**



**welcome to**

**Moorfield Crescent, Pudsey**

On Moorfield Crescent, this mid-terrace home features three bedrooms, a modern kitchen, bright conservatory, private driveway, and a lawned rear garden with decking.



## Property Information

Situated on Moorfield Crescent, this attractive mid-terrace home offers three well-proportioned bedrooms, a bright conservatory overlooking the garden, and a stylish modern kitchen. The property benefits from a private driveway to the front, while the rear garden provides a lawned area with decking, perfect for outdoor relaxation and entertaining.

## Lounge

12' 5" x 10' 2" ( 3.78m x 3.10m )

The lounge features a double-glazed window to the front, two radiators, laminate flooring, and neutral décor.

## Kitchen

13' 1" x 9' 3" ( 3.99m x 2.82m )

The modern kitchen is fitted with laminate flooring, an integrated dishwasher, a range cooker with extractor fan, and an integrated fridge freezer.

## Utility Room

8' 1" x 6' 5" ( 2.46m x 1.96m )

The utility room offers plumbing for a washing machine and dryer, a radiator, access to the rear via a door, and a convenient downstairs WC.

## Conservatory

9' 5" x 7' 7" ( 2.87m x 2.31m )

The conservatory benefits from laminate flooring, a radiator, and delightful views over the garden. With recently built orangery extension with guarantee and self-cleaning, thermal efficient glass. Windows and patio doors have enhanced security locks.

## Landing

The landing provides access to carpeted stairs leading down to the ground floor.

## Bedroom One

11' 1" x 9' 7" ( 3.38m x 2.92m )

Bedroom One is a spacious double room with a double-glazed window to the front, fitted wardrobes, laminate flooring, and a radiator.

## Bedroom Two

10' 8" x 9' 9" ( 3.25m x 2.97m )

Bedroom Two is a well-proportioned double room with a double-glazed window to the rear, laminate flooring, and a radiator.

## Bedroom Three

8' 7" x 6' 1" ( 2.62m x 1.85m )

Bedroom Three is a single room with a double-glazed window to the front, laminate flooring, and a radiator.

## Bathroom

5' 10" x 5' 9" ( 1.78m x 1.75m )

The bathroom comprises a vanity sink, WC, shower, radiator, and spotlights, with tiled flooring and a frosted double-glazed window to the rear.

## Rear Garden

The rear garden is mainly laid to lawn with two decking area, providing an ideal space for outdoor relaxation. It also has a gated back path access which leads to the front.

## Parking

The property benefits from parking to the front, including a driveway with space for two cars and EV charging.

## Loft Space

A fully boarded loft the length and width of the house, it has a radiator and fitted desks.

## Outbuilding

The property includes an outbuilding/outhouse with electricity, ideal for use as additional storage.



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## **Moorfield Crescent, Pudsey**

- 3 bedrooms
- Conservatory
- Modern kitchen
- Driveway with EV charging
- Rear garden

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

offers over

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY116343 - 0003

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