



**HOME**  
MARKETING & MANAGEMENT

LITTLEMOOR CRESCENT, PUDSEY LS28 8AR

**£325,000**



Mature Extended Semi Detached  
4 Bedrooms. Walk in Wardrobe  
2 Reception Rooms. Utility  
Spacious Modern Bathroom with Shower & Bath  
Ground Floor Shower Room  
Fitted Dining Kitchen  
D/g, Gas c/h, Drive & Garage  
Corner Plot Gardens  
Convenient Pudsey Location  
Excellent Family Sized Home



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GENERAL DESCRIPTION

This extended property offers spacious accommodation suited to a growing family. The entrance hall leads to two reception rooms and a kitchen with integrated oven, hob and pantry. The kitchen connects to the dining room overlooking the rear patio, with potential to further open the space and add bifold or French doors (subject to regulations). An extension provides a utility room with plumbing, a ground floor shower room, garden access and a second reception room with bay window. The main reception room has a fireplace and bay window and links to the dining room. Upstairs, the main bedroom includes a walk-in wardrobe. The family bathroom has a bath and separate shower, with potential to create an en-suite. There are two double bedrooms and a single bedroom/study. Gardens surround three sides, with patio, lawn, garage and gated driveway. Located near Pudsey with links to Leeds and Bradford.

TENURE

Freehold

ROOM MEASUREMENTS

**ENTRANCE HALL** 11' 1" x 6' 4" (3.38m x 1.94m) max

**LOUNGE** 13' 1" x 12' 11" (3.99m x 3.95m) max

**KITCHEN** 10' 11" x 10' 2" (3.33m x 3.12m)

**DINING ROOM** 9' 7" x 9' 5" (2.94m x 2.88m)

**UTILITY** 8' 9" x 5' 9" (2.69m x 1.76m)

**REAR ENTRANCE HALL** 7' 3" x 2' 4" (2.23m x 0.72m)

**GROUND FLOOR SHOWER ROOM** 5' 6" x 5' 6" (1.70m x 1.69m)

**FAMILY ROOM** 12' 10" x 11' 10" (3.93m x 3.61m)

**STAIRCASE & LANDING** 11' 0" x 5' 1" (3.36m x 1.57m) max

**MASTER BEDROOM** 13' 6" x 11' 9" (4.12m x 3.59m)

**WALK IN WARDROBE** 7' 1" x 6' 2" (2.18m x 1.90m)

**BEDROOM 2** 12' 0" x 10' 4" (3.66m x 3.16m) plus fitted robes

**BEDROOM 3** 12' 3" x 9' 8" (3.75m x 2.97m) max to fitted robes

**BEDROOM 4 / STUDY** 8' 8" x 7' 6" (2.66m x 2.29m) max

**LOFT SPACE**

**GARAGE**

OPENING HOURS

**Pudsey Office**

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**



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.