



Acres Hall Crescent,PUDSEY LS28 9DZ

welcome to

Acres Hall Crescent, PUDSEY

A well-presented two-bedroom semi-detached home close to beautiful green spaces, featuring a large driveway, conservatory, boarded loft, fitted kitchen, spacious lounge with gas fire, and a private rear garden with lawn and patio.



Property Information

Kitchen

Fitted kitchen featuring a range of wall and base units with complementary work surfaces, practical lino flooring, space for appliances and storage pantry cupboard. A functional and well-designed room ideal for everyday cooking.

Utility Room

Functional space right next to kitchen, side door access to outside.

Lounge Diner

A spacious and comfortable lounge with fitted carpet and an attractive gas fire creating a cosy focal point. Plenty of space for seating and entertaining, with access through to the conservatory.

Conservatory

A bright and versatile conservatory overlooking the rear garden, providing additional living space that can be used as a dining area, second sitting room or home office.

Landing

First floor landing providing access to both bedrooms, the bathroom.

Bedroom One

A generous double bedroom positioned to the front of the property with extra storage with cupboard over stairs access, featuring fitted carpet and ample space for wardrobes and bedroom furniture.

Bedroom Two

A further good-sized double bedroom, ideal as a guest room, children's bedroom or home office.

Loft

Fully boarded loft accessed via a pull-down ladder, complete with lighting, providing excellent storage space.

Bathroom

Family bathroom fitted with a three-piece suite

comprising bath with shower over, wash hand basin and WC. Finished with lino flooring and a heated towel rail.

Outside

The property benefits from a large driveway providing ample off-road parking for multiple vehicles, complemented by a neat lawned front garden.

A gate to the side of the property leads to a family friendly private enclosed rear garden, predominantly laid to lawn with a patio area, creating an ideal space for outdoor dining, entertaining and enjoying the warmer months.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Acres Hall Crescent, PUDSEY

- Planning permission granted for single storey side extension/porch
- Close to beautiful green spaces
- Large driveway
- Boarded loft
- Family friendly garden with patio

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117083 - 0005

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