



HomeBuyers

PROPERTY SERVICES

ACRES HALL CRESCENT, PUDSEY LS28 9DY

£179,999



BRIEFLY COMPRISING

Entrance Hall. Through Living Room. Kitchen. Dining Area. Staircase and Landing. Two Double Bedrooms. Large Single Bedroom. Bathroom. Large Rear Garden. Summerhouse.

LOCATION

Good access to Pudsey town centre amenities, schools, parks, supermarkets, cafes, pubs, bars and restaurants, leisure centres, swimming pool, golf courses, country walks, the Aire valley with canalside walks and nature reserve, The Owlcotes Retail Centre with Asda and M&S, and commuting to Leeds and Bradford by car, bus and train via the nearby Leeds Ring Road and two railway stations.

DIRECTIONS

From our Pudsey office, turn left and immediately left again at the traffic lights on to Lowtown. At the next lights, turn right on to Kent Road and then turn left on to Acres Hall Avenue. Ignore the first right turning into Acres Hall Crescent and turn second right on to Acres Hall Crescent where the property is located on the left and may be identified by the HomeBuyers For Sale board.

TENURE

Freehold

COUNCIL TAX BAND

A

DISCLAIMER

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 HomeBuyers.





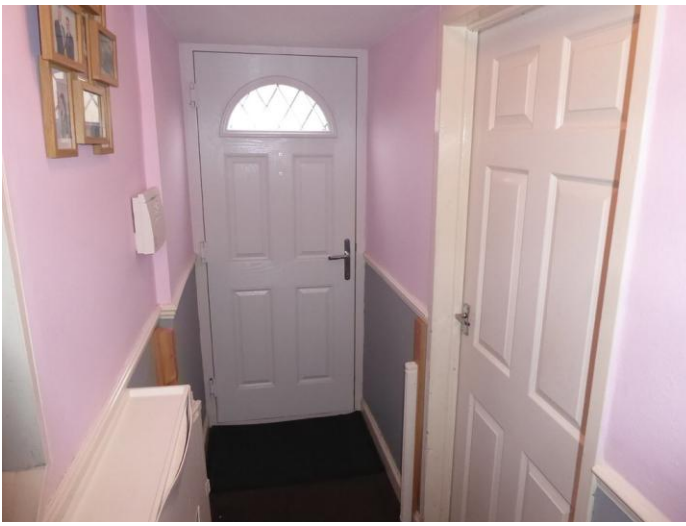
GENERAL DESCRIPTION

SPACIOUS, WELL PROPORTIONED & WELL PRESENTED MATURE Brick Built DOUBLE FRONTED MID TOWN HOUSE ** THREE BEDROOMS (TWO DOUBLE, ONE with BUILT-IN WARDROBE, plus LARGE SINGLE) ** TWO RECEPTION ROOMS ** CONTEMPORARY NEUTRAL & ACCENT DECOR ** SPACIOUS THROUGH LIVING ROOM with OAK ADAM STYLE DISPLAY FIREPLACE ** SEPARATE DINING AREA with WALK-IN STOREROOM ** MODERN FITTED PINE PANELLED KITCHEN with GLOSS BLACK STONE EFFECT WORKTOPS, BRUSHED STAINLESS STEEL UPSTANDS, ELECTRIC HOB, ELECTRIC FAN ASSISTED OVEN, EXTRACTOR HOOD, STAINLESS STEEL 1.5 BOWL SINK with SWAN NECK MIXER SHOWER TAP, GLAZED DISPLAY CABINET, CONCEALED DOWNLIGHTERS, GREY STONE TILED STYLE VINYL FLOORING ** CERAMIC TILED MODERN WHITE FOUR PIECE SHELL DESIGN BATHROOM with MAINS SHOWER CUBICLE, RECESSED SPOTLIGHTS to CEILING, EXTRACTOR UNIT, GREY SLATE TILED STYLE VINYL FLOORING ** PART BOARDED LOFT with DROP DOWN PINE LADDER & LIGHT ** Gas CENTRAL HEATING with COMBINATION BOILER ** White uPVC DOUBLE GLAZING ** SECURITY ALARM & CCTV CAMERAS ** ENCLOSED REAR PEBBLED & RIVEN STONE EFFECT PATIO & DECKING GARDEN with SUMMERHOUSE "BAR ROOM" & SHED ** FRONT PEBBLED & SLATE CHIPPED PATIO GARDEN / PARKING FORECOURT with DECORATIVE METAL ARCHED GATES ** POPULAR RESIDENTIAL CRESCENT LOCATION ** CONVENIENT for LOCAL AMENITIES & TRAVEL to LEEDS & BRADFORD by CAR, BUS & TRAIN ** OF PARTICULAR INTEREST to FAMILIES & PROFESSIONAL COUPLES SEEKING ATTRACTIVE & GOOD SIZED ACCOMMODATION with GENEROUS GARDENS in AN ADVANTAGEOUS LOCATION.

ACCOMMODATION COMPRISES

ENTRANCE HALL

10' 2" x 3' 2" (3.1m x 0.97m)



THROUGH LIVING ROOM

19' 2" x 9' 9" (5.84m x 2.97m) max





KITCHEN

13' 4" x 9' 1" (4.06m x 2.77m) max



DINING AREA
10' 0" x 6' 11" (3.05m x 2.11m)



STAIRCASE AND LANDING
6' 8" x 6' 4" (2.03m x 1.93m) max

DOUBLE BEDROOM 1

13' 4" x 9' 9" (4.06m x 2.97m) max



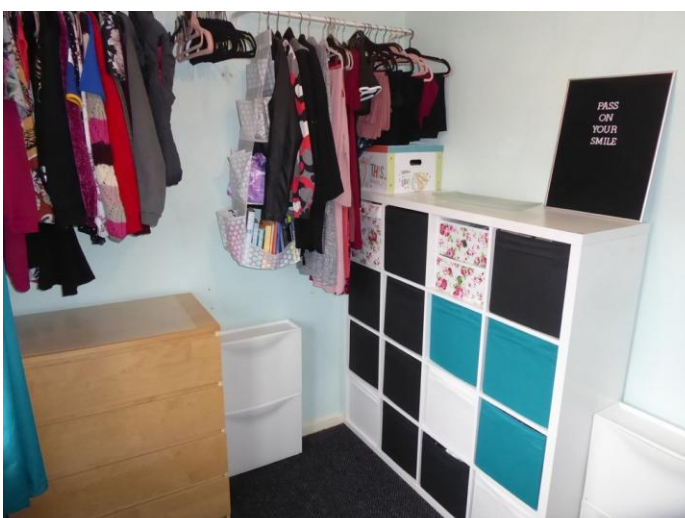
DOUBLE BEDROOM 2

12' 0" x 9' 9" (3.66m x 2.97m) max



BEDROOM 3

9' 9" x 6' 11" (2.97m x 2.11m)





BATHROOM
9' 2" x 6' 11" (2.79m x 2.11m)









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Ground Floor

Approx. 40.8 sq. metres (439.7 sq. feet)

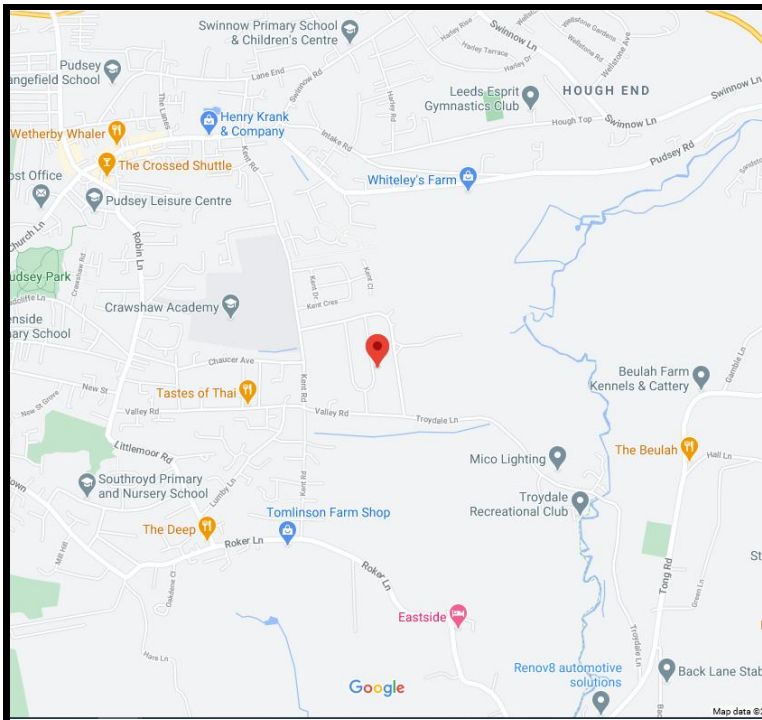


First Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 81.8 sq. metres (881.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

OPENING HOURS

Pudsey Office
 Monday to Friday
 Saturday
 Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
Closed

