



CORNERSTONE

19 Carr Wood Gardens, Calverley, Pudsey, LS28 5UD



2 x  | 3 x  | 1 x  | 2 x  | C  EPC





19 Carr Wood Gardens

Guide Price £289,000

Cornerstone is excited to offer This charming home in Calverley for sale.

Carr Wood Gardens is a perfect family home situated on a pleasant cul-de-sac just moments from plenty of green space.

A delightful three-bedroom semi-detached property that is situated on a peaceful street with attractive features. This home offers a nice blend of space, comfort, and convenience.

The accommodation on the ground floor comprises a hallway, a generous sitting room, a spacious open-plan kitchen diner and a bright conservatory.

The first floor comprises a landing with storage cupboard, three bedrooms and a bathroom.

The conservatory has some lovely garden views and leads out into the rear garden. The rear garden gives access to a detached garage that provides convenience and valuable storage space. The front garden is good size and laid to lawn with a mature tree. The driveway offers ample off-road parking.

The location of Calverley offers a charming village atmosphere while being well-connected to nearby cities. The schools in Calverley are good, and the Church of England Primary School is highly regarded and perfect for families.

The local amenities include a variety of local shops, cafes, and pubs, which add to the village's charm. There are also plenty of nearby supermarkets and essential services for added convenience.

Beautiful green spaces include Calverley Victoria Park, West Wood and the Leeds-Liverpool Canal. These are ideal for outdoor activities and scenic walks.

The connectivity of Calverley is great, with easy access to Leeds and Bradford city centres, making it an ideal location for commuters. Calverley is well-served by public transport links, and the airport is nearby.

To conclude, a brilliant home in a fantastic location at a superb price. We expect this one to be popular.

Hallway

You enter the property through a uPVC door into the hallway. This space is decorated in modern tones and houses the property's boiler. The hallway leads to the sitting room and the staircase to the first floor.

Sitting Room

A spacious and stylishly decorated sitting room that benefits from a large double-glazed window to the front elevation with a view of the front garden while letting plenty of light in. The sitting room boasts a number of feature walls, including some timber cladding and a feature papered wall. A pleasant wood-effect floor is present, and double cantilever doors open to lead into the open-plan kitchen diner.

Open Plan Kitchen Diner

The open-plan kitchen diner comprises ample lower and upper level cupboards with contrasting stainless steel worktops and a sink. An integrated oven, a gas hob with a glass splash back with an extractor hood above, space for a fridge freezer and space for a washing machine are exist. The kitchen diner has a double glazed window, a uPVC stable door that leads onto the driveway and French doors that lead into the conservatory.

Landing

A spacious landing that is decorated in modern tones. The landing benefits from a storage cupboard and a double-glazed window above the staircase. The landing leads to three bedrooms and the bathroom.

Principal Bedroom

A beautifully decorated principal bedroom that benefits from a double-glazed window to the front elevation and a built-in wardrobe space.

Bedroom Two

Decorated in modern tones, this bedroom has a double-glazed window to the rear elevation with a view of the rear garden and, again, a built-in wardrobe space exists.

Bedroom Three

A good sized third bedroom that is decorated in modern tones with a papered feature wall. A double-glazed window exists to the front elevation.

Bathroom

A partially tiled bathroom that comprises a corner shower enclosure, a wash basin above a vanity cupboard and a toilet. A frosted double-glazed window allows natural light in.

Front Garden & Driveway

A great front garden that is laid to lawn with a mature tree. A large driveway provides plenty of off-roading parking and leads up the side of the property.

Detached Garage

A detached garage offers plenty of space for storage and is also partially sound-insulated. Please note the front door does not open and the garage can only be accessed from the side door.

Rear Garden

A beautiful enclosed rear garden. The rear garden is relatively low maintenance with a lovely timber decked seating area. The rear garden can be accessed with ease from the conservatory.

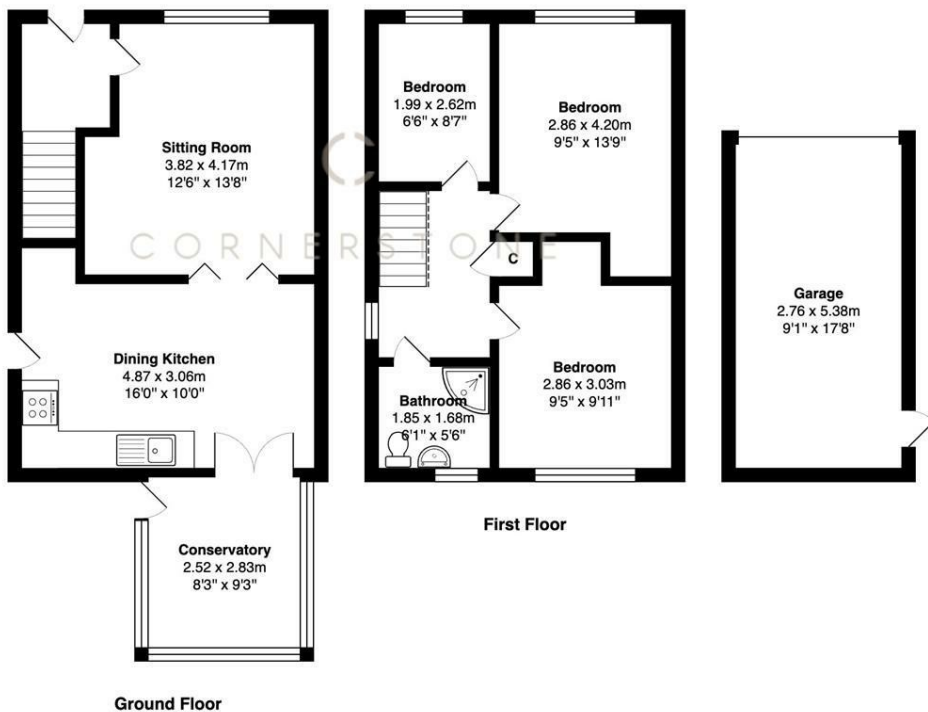
Important Information

TENURE - FREEHOLD.

Council Tax Band C.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.





Total Area: 94.4 m² ... 1016 ft²

All measurements are approximate and for display purposes only

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

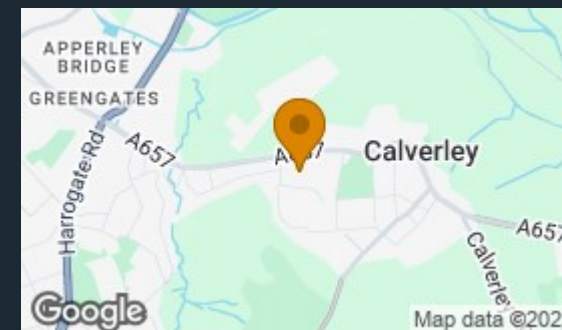
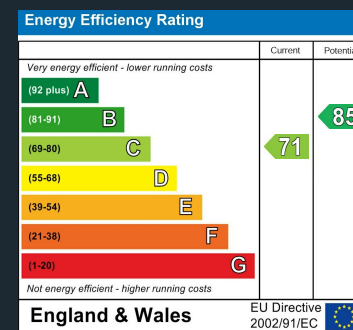
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
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Council Tax Band
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