



Clover Crescent, Calverley PUDSEY LS28 5SZ

welcome to

Clover Crescent, Calverley PUDSEY

**** GUIDE PRICE £300,000 - £320,000 **** A spacious three bedroom extended semi-detached family home with mature gardens is for sale in the well regarded area of Calverley. With excellent transport links to Leeds and Bradford, yet near schools and green spaces.

This really is a must see.



Clover Crescent

Extended semi-detached briefly comprising of downstairs shower room, lounge, kitchen diner, three bedrooms, bathroom, converted garage, gardens.

Storage Access from Rear Garde

11' 11" x 4' 11" (3.63m x 1.50m)

Useful storage area. Access from rear garden.

Large storage area, with potential for other uses.

Downstairs Shower Room

4' 11" x 4' 9" (1.50m x 1.45m)

The useful downstairs shower room has a corner shower, vanity sink, low flush WC and radiator.

Lounge

15' 1" x 11' 5" (4.60m x 3.48m)

A spacious welcoming family living room with oak flooring, feature gas fire, under stairs storage and door to kitchen.

Kitchen Diner

15' 2" x 11' 1" (4.62m x 3.38m)

Well-designed kitchen with wall hung, drawer and base units with complimentary worktop surfaces over, electric oven, hob and microwave, space for fridge freezer, plumbing for washer, spotlights to ceiling, space for table and chairs and sliding doors to the rear garden bringing in the outdoor living.

Landing

Staircase rising to the first floor. Carpet, radiator and double-glazed window.

Bedroom 1

12' 10" x 8' 8" (3.91m x 2.64m)

Double bedroom with useful fitted wardrobes, laminate flooring, radiator, and double-glazed windows to the front elevation.

Bedroom 2

11' 1" x 8' 8" (3.38m x 2.64m)

The second bedroom is also a good size with fitted wardrobes, radiator, laminate flooring, and double-glazed windows to the rear elevation.

Bedroom 3

9' 6" x 6' (2.90m x 1.83m)

Laminate flooring, radiator, and double-glazed window to the front and useful built-in-wardrobe.

Bathroom

7' 4" x 6' (2.24m x 1.83m)

The bathroom is perfect for relaxing after a hard day with Jacuzzi bath, vanity sink unit with storage below, low flush WC, tiled walls and large frosted double-glazed windows to the rear.

Converted Garage

18' 8" x 7' 6" (5.69m x 2.29m)

With lights and power, sink and it is also heated and insulated.

Loft

15' 1" x 8' 6" (4.60m x 2.59m)

The loft is boarded with Velux style windows.

External

Driveway and mature well-tended south facing gardens and decking which is perfect for enjoying the summer months, entertaining or children's play.



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Clover Crescent, Calverley PUDSEY

- GUIDE PRICE £300,000 - £320,000
- Three Bedroom Semi Detached
- Extended to the Side
- Modern Kitchen Diner
- Spacious Lounge with Oak Floor

Tenure: Freehold EPC Rating: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114754 - 0006

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