

Parkwood Gardens, Calverley Pudsey LS28 5PJ



welcome to

Parkwood Gardens, Calverley Pudsey

Spacious semi detached property in the heart of Calverley seldom coming to the market. A renovation opportunity that would suit a number of buyers including investors, families and first time buyers. Offered with vacant possession. Please kindly contact our Pudsey office to arrange your viewing.

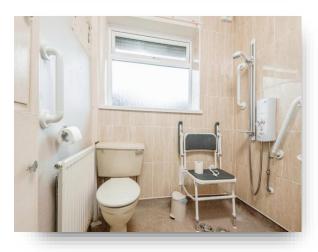












Entrance Hall

Enter from the front into the hallway with carpet flooring, radiator and stairs leading to the first floor.

Lounge

20' 8" x 11' 9" (6.30m x 3.58m) A spacious, bright and airy room having a gas fire with exposed stone fireplace, carpet flooring, radiator, double glazed window to the front and patio doors to the rear leading out to the garden and allowing a good amount of natural light to flow through. There are also double doors that lead to the dining room.

Dining Room

12' x 9' 5" (3.66m x 2.87m)

Double doors lead from the lounge into the dining room with parquet wood flooring, radiator and a double glazed window to the rear.

Kitchen

12' 4" x 5' 6" (3.76m x 1.68m)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback. There is an integrated electric oven, spaces and plumbing for further appliances. The room benefits from vinyl flooring, radiator, a double glazed window to the rear and access door to the front. The boiler is houses in the kitchen.

Landing

The stairs rise from the hallway onto the landing with a double glazed window to the side, doors to two double bedrooms, shower room and access to an insulated loft.

Bedroom One

14' 9" x 10' 2" (4.50m x 3.10m) A spacious double bedroom positioned to the front elevation with a built in cupboard, wooden floorboards, radiator and a double glazed window.

Bedroom Two

12' x 10' 8" (3.66m x 3.25m)

A good size double bedroom positioned to the rear elevation with a built in cupboard, wooden floorboards, radiator and a double glazed window.

Wet Room

6' x 5' 5" (1.83m x 1.65m) With part tiled walls, wet room flooring and comprising of a shower, wc, wash hand basin, radiator and a double glazed window to the rear.

Outside

To the front and side of the property there is a lawned area with steps up the middle leading to the front door. To the rear there is a private garden with mature trees and shrubs, paved/pebbled seating area and kept private with fenced borders.





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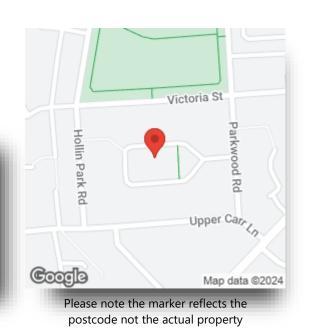
- Semi Detached House
- Two Double Bedrooms
- Spacious Lounge
- Refurbishment Opportunity
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

£225,000







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Property Ref: PDY114782 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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