



**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 housed 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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## Parkwood Gardens, Calverley Pudsey

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

Tenure: Freehold EPC Rating: D

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114782 - 0002

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