

Front Elevation



Living Room



Living Room

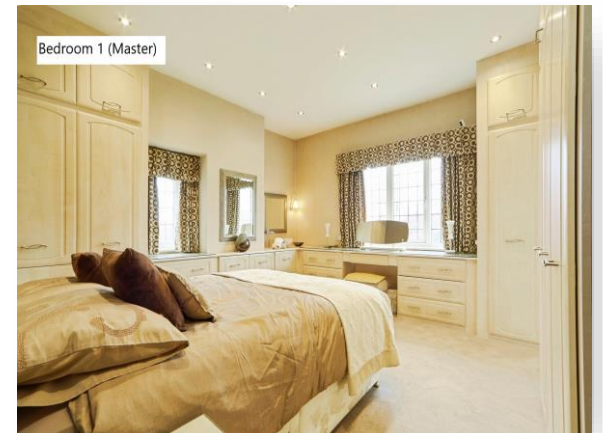


Northwood Carr Road, Calverley Pudsey LS28 5RT

welcome to

Northwood Carr Road, Calverley Pudsey

This six-bedroom detached family home on Carr Road, Calverley, built in 1925, offers spacious living with two lounges, two kitchens, beautiful wraparound gardens, with south facing rear garden, and a double garage—perfect for comfort and convenience in a desirable location.



Auctioneer's Comments

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Northwood, Carr Road

Within easy reach of 4 local primary schools including Bronte House (private school) and two senior schools including Woodhouse Grove (private school). Excellent transport links via bus, which stops 90m from house, to both Leeds and Bradford. Leeds and Bradford are also accessible via Apperley Bridge Train Station which is 1.5miles away. Journey time from Apperley bridge is 13 mins to Leeds and 14 mins to Bradford. Leeds Bradford Airport is also 4.6 miles away. Calverley village is blessed with 3 pubs, all serving food, a large Park area with a football pitch and a cricket pitch, which both have their own local teams, 3 tennis courts, a crown green bowling

green and a fully equipped childrens playground. There are two churches. The Methodist Church next to the park and the other, Calverley Parish Church, an ancient historic building dating back to the 12th Century (1154 AD). Sainsburys supermarket is half a mile from the house and Calverley medical practice is a stones throw from the park in Calverley village. The Village also has its own Library and Historical Centre. Woodhall Hills Golf Club is 1.8 miles by car away from the house and Calverley Golf Club is a further 0.3 miles. There are 2 further golf clubs in neighbouring Rawdon & Horsforth which are within a 2 mile radius of the house.

Total Floor Space

The total floor space of the property, including the conservatory and using max sizes is 2,549 ft² (approximately 236.83 m²).

Entrance Hall

19' 8" max x 11' 7" max (5.99m max x 3.53m max)
The welcoming hallway features double doors, a bespoke carpet extending up the stairs and landing, and two double-glazed front-facing windows. It also includes understairs storage for coats and an ornate ceiling.

Lounge

13' 9" max x 15' 7" (4.19m max x 4.75m)
This carpeted, double-aspect lounge features a gas fireplace, a beautiful central focal point in the room. The room benefits from two radiators, and open access to the dining room, perfect for more formal dining. A porthole-style double-glazed window overlooks the side garden, and professionally fitted plaster coving matches the dining room's design.

Dining Room

12' 7" max x 11' 6" max (3.84m max x 3.51m max)
A beautiful carpeted dining room, perfect for more formal dining and entertaining. The room accommodates a large table and six chairs, with a radiator for warmth. It features matching plaster coving and two illuminated wall niches.

Conservatory

16' 5" max x 13' 7" max (5.00m max x 4.14m max)
The conservatory is a wonderful addition to this family home creating extra living accommodation. Accessible through the dining room's double doors and filled with an abundance of natural light from surrounding windows. It overlooks the beautiful rear garden accessed via double patio doors. The room features ceramic tiled flooring, a side door, retractable blinds to the windows and part of the ceiling, and two double radiators.

Formal Lounge

19' max x 13' max (5.79m max x 3.96m max)
This spacious, carpeted formal lounge has a double-glazed bay window, a gas fire with a feature fireplace, and a porthole window overlooking the driveway. It also includes two radiators and an ornate ceiling.

Kitchen

15' max x 8' 3" max (4.57m max x 2.51m max)
A beautifully presented spacious kitchen featuring tiled flooring, wall and base units with worktops incorporating a sink and drainer, an integrated New World gas double oven, a Neff five-burner gas hob, and a pantry cupboard (4'9" x 2'). It provides access to the downstairs WC and side-door entrance. The upper cupboard houses a British Gas-installed central heating boiler (Feb 2023), controlled via the "Hive" system through a phone app or room thermostat.

Wc

6' 1" max x 2' 7" max (1.85m max x 0.79m max)
The convenient downstairs WC has tiled flooring, WC, a wash basin with storage underneath, radiator and a frosted double glazed window to the rear elevation.

Landing

The landing and stairs from the ground floor are carpeted. Bespoke carpets match downstairs hall and staircase.

Bedroom One (master)

14' 3" max x 14' max (4.34m max x 4.27m max)



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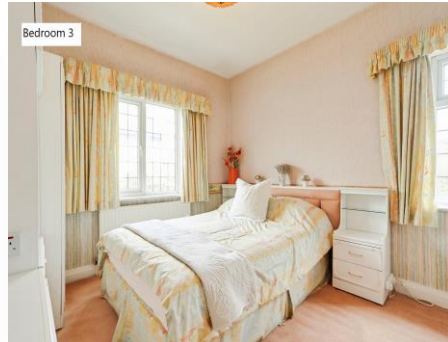
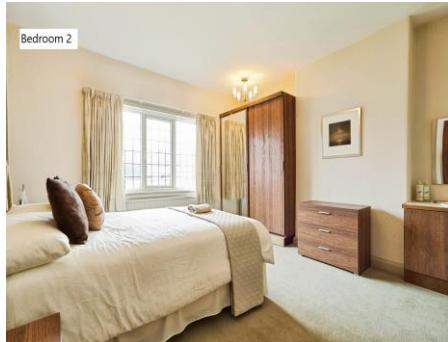
Northwood Carr Road, Calverley Pudsey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Commanding detached spacious family home
- Generous plot with impressive gardens to three sides, large driveway & double garage

Tenure: Freehold EPC Rating: D

guide price

£720,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115571 - 0019

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