



**Carr Road, Calverley Pudsey LS28 5RH**



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## **Carr Road, Calverley Pudsey**

This lovely mid-terraced home on Carr Road features high ceilings, four spacious bedrooms including a loft master suite. Opposite Victoria Park and near top schools, it offers charm, convenience, and a large, low-maintenance garden.



## Property Information

This beautifully appointed mid-terraced home on Carr Road built in 1896 offers spacious and elegant living, with high ceilings enhancing its airy feel. The converted loft serves as the master bedroom with adjacent shower room providing a private retreat with ample natural light. Across its four generously sized bedrooms, the home balances comfort and practicality. The modern kitchen is thoughtfully designed and the cellar offers useful utility space and storage. There is a large, easy-to-maintain garden, which offers a wonderful outdoor space for relaxation and entertainment.

Conveniently located opposite Victoria Park and just a few minutes' walk to Calverley Woods, while nearby amenities add to its appeal including good public transport links. Families will appreciate the proximity to well-regarded schools, including Calverley Church of England Primary, Parkside Primary, Benton Park Secondary, and independent Bronte House Primary and Woodhouse Grove Secondary, making this an ideal home in a sought-after neighborhood.

### Ground Floor Entrance Hall

14' max x 6' max ( 4.27m max x 1.83m max )

The entrance hall of the property on Carr Road features a carpeted floor and a radiator, ensuring warmth and comfort as you step inside.

### Lounge

14' 8" max x 14' 6" max ( 4.47m max x 4.42m max )

The lounge features a cozy carpeted floor, high ceilings that enhance the spacious feel, and a double-glazed window to the front, allowing plenty of natural light. A gas fire adds warmth and character, complemented by a radiator for additional comfort.

### Dining Room

14' 6" max x 13' 6" max ( 4.42m max x 4.11m max )

The dining room features laminate flooring, a radiator, and a double glazed rear-facing window, ensuring warmth and brightness. A blocked-off fireplace adds character, while a large opening to the

kitchen enhances connectivity.

### Kitchen

14' 5" max x 6' 9" max ( 4.39m max x 2.06m max )

The kitchen is thoughtfully designed with tiled walls, wall and base units with worktops over, and a stainless steel sink. A large opening to the dining room enhances connectivity, while ample storage ensures a practical and organised space. Access to cellar.

### Cellar

The cellar serves as a utility space, featuring two separate storage rooms and a well-maintained environment, perfect for practical use.

### First Floor Landing

The spacious landing features stairs leading to the ground floor and a radiator, ensuring warmth and a comfortable transition between levels.

### Bedroom Two

14' 6" max x 13' 8" max ( 4.42m max x 4.17m max )

Bedroom Two is a large double room and features carpeted flooring for comfort, a radiator for warmth, and a double glazed rear-facing window that fills the space with natural light. Deep fitted wardrobes on both sides of the fire place offers excellent storage.

### Bedroom Three

14' 5" max x 11' 5" max ( 4.39m max x 3.48m max )

Bedroom Three is a large double room and features carpeted flooring, a radiator for warmth, and a double glazed front-facing window that lets in plenty of natural light. Deep triple fitted wardrobes on both sides of the fireplace provide excellent storage space.

### Bedroom Four

11' 3" max x 9' 4" max ( 3.43m max x 2.84m max )

Bedroom Four is a single sized room and features carpeted flooring, a radiator for warmth, and a double glazed front-facing window that brings in natural light. Currently used as an office space, it

offers versatility for a child's room, work or relaxation.

### Bathroom

11' 2" max x 7' max ( 3.40m max x 2.13m max )

The bathroom is well-equipped with a wash basin, WC, and a free standing bath with shower over for convenience. It features vinyl flooring, a radiator for warmth, and a double glazed rear-facing window allowing natural light. A boiler is neatly housed in a cupboard offering useful storage, maximizing space efficiency

### Second Floor Landing

The landing features two velux windows, allowing natural light to flow through. It provides stairs leading to the first floor and access to the shower room and master bedroom.

### Bedroom One

18' 1" max x 14' max ( 5.51m max x 4.27m max )

Master Bedroom is a large double room and features carpeted flooring, three Velux windows for natural light, and fitted cupboards for storage. Located in a converted, boarded loft offering comfort and convenience.

### Shower Room

8' 3" max x 6' 7" max ( 2.51m max x 2.01m max )

The shower room is well-appointed with vinyl flooring, a shower, WC, and wash basin. A Velux window brings in natural light, while a radiator ensures warmth and comfort.

### External Front Garden

The front garden features a path leading to the front door, surrounded by lush shrubbery and greenery including an apple tree, creating an inviting first impression.



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## Carr Road, Calverley Pudsey

- 4 bedrooms
- High ceilings
- Large Garden
- Converted Loft
- Modern Kitchen

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£425,000**



### Rear Garden

The rear garden features wooden planters, seating areas, a Yorkshire stone patio and astro turf, creating a low-maintenance outdoor space. A seating area offers a perfect spot to relax, with access to a private road adding convenience for parking.

### Total Estimated Square Footage

598.6 sq ft



Please note the marker reflects the postcode not the actual property

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