

# HUNTERS®

HERE TO GET *you* THERE



## Thornhill Grove

Calverley, Pudsey, LS28 5PB

£425,000

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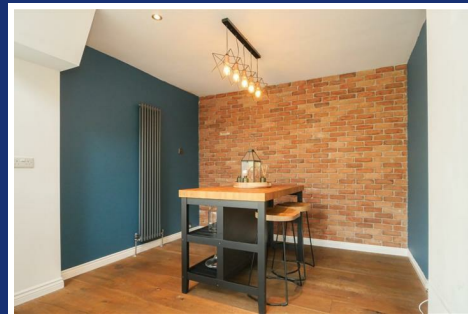
Council Tax: D



# 19 Thornhill Grove

Calverley, Pudsey, LS28 5PB

£425,000



- FOUR BED EXTENDED SEMI
- NEAR CENTER OF THE VILLAGE
- QUIET CUL DE SAC LOCATION
- DOWNSTAIRS W.C + UTILITY
- PLAYROOM/OFFICE
- FAMILY BATHROOM + ENSUITE
- DOUBLE DRIVEWAY
- LOW MAINTENANCE GARDEN
- PERFECT FOR YOUNG FAMILY

Hunters Pudsey are delighted to offer this FOUR BEDROOM, significantly extended, SEMI DETACHED home, situated at the end of a quiet cul-de-sac near the center of Calverley village. The property has previously undergone a comprehensive process of refurbishment which has created this individual family home and would be perfect for a young family.

As soon as you pull onto the double driveway you can tell this family home is going to be special. The ENTRANCE HALL is welcoming and spacious and there is a useful downstairs W.C. The LIVING ROOM to the front of the house is ideal for cosy nights in around the log burner. For kids, there is a useful PLAYROOM or dads man cave at the back of the house which is out of the way. There is a UTILITY AREA by the back door which is useful for muddy boots and dogs.

The LIVING KITCHEN is unquestionably the heart of the home, there is space for dining furniture and ample storage options, a range cooker, granite work surfacing and bi-folding doors leading out to a lovely family garden which is safe and enclosed. Upstairs, the accommodation continues to impress with a MASTER SUITE including double bedroom, walk in wardrobe, with fitted wardrobes and en-suite shower room leading from a split-level landing away from the other three bedrooms in the house.

Bedrooms two and three are excellent sized doubles and are ideal for growing children with ample space for a double bed, wardrobe and desk. Bedroom four is a single bedroom and or as a home office. There is a family bathroom which is tiled with LED lighting and has with a separate bath and shower.

To the front of the property there is a double driveway, which will accommodate two to three cars and access to a half garage with electric roller door which is ideal space for bike storage and garden equipment.

The rear garden is particularly nice and is low maintenance in nature. There is a raised decking area, sun terrace, artificial lawn and storage shed with fencing for privacy.

The location is perfect to access the local shops in the village and only 400 meters to the famous Calverley park and village schools. The village lies only 1 mile from the Leeds ring road and two golf clubs in the area. The Leeds/Liverpool canal and Rodley nature reserve are only a short drive or medium distance walk away, as is the Sainsburys supermarket at Greengate's.

In our opinion this is a truly individual family residence which boasts FOUR BEDROOMS, a superb living kitchen, a playroom, a utility area, a cosy living room and three toilets and two bathrooms so there is everything to love about this house which might could be your next home.

Tel: 0113 257 6198



## ENTRANCE HALL

## LIVING ROOM

14'0" x 11'10" (4.29 x 3.63)

## PLAYROOM

11'6" x 8'7" (3.51 x 2.62)

## GARAGE STORE

8'11" x 5'2" (2.72 x 1.60)

## KITCHEN AREA

12'0" x 7'3" (3.66 x 2.21)

## DINING/BREAKFAST AREA

19'1" x 10'4" (5.83 x 3.15)

## BEDROOM ONE

13'3" x 10'5" (4.04 x 3.18)

## BEDROOM TWO

9'8" x 8'9" (2.97 x 2.67)

## BEDROOM THREE

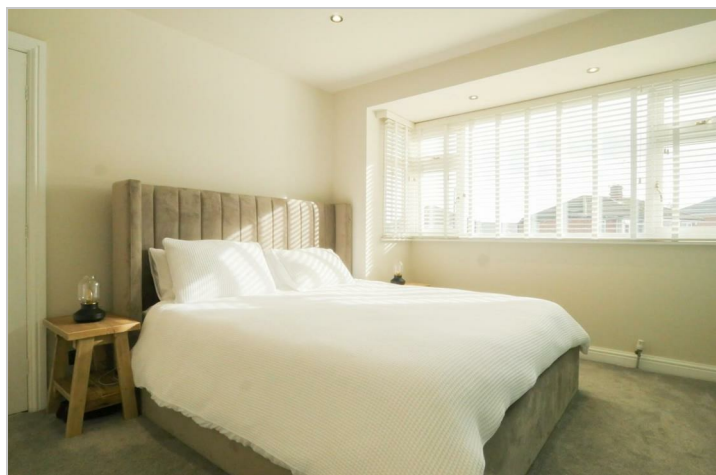
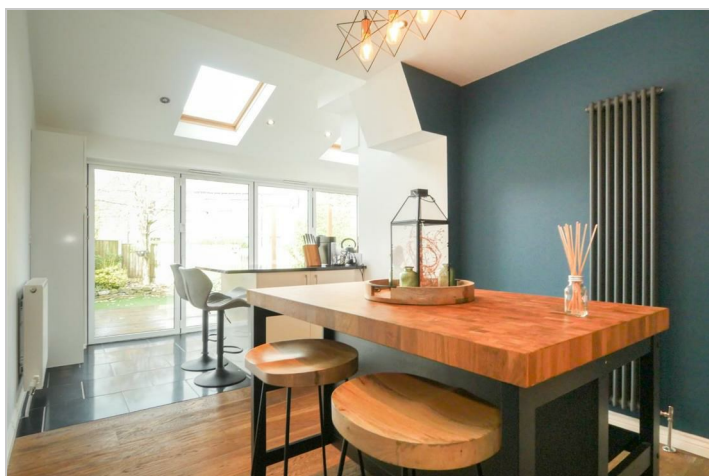
9'4" x 9'1" (2.87 x 2.77)

## BEDROOM FOUR

7'6" x 7'4" (2.31 x 2.26)

## HOUSE BATHROOM

## ENSUITE SHOWER-ROOM



Road Map



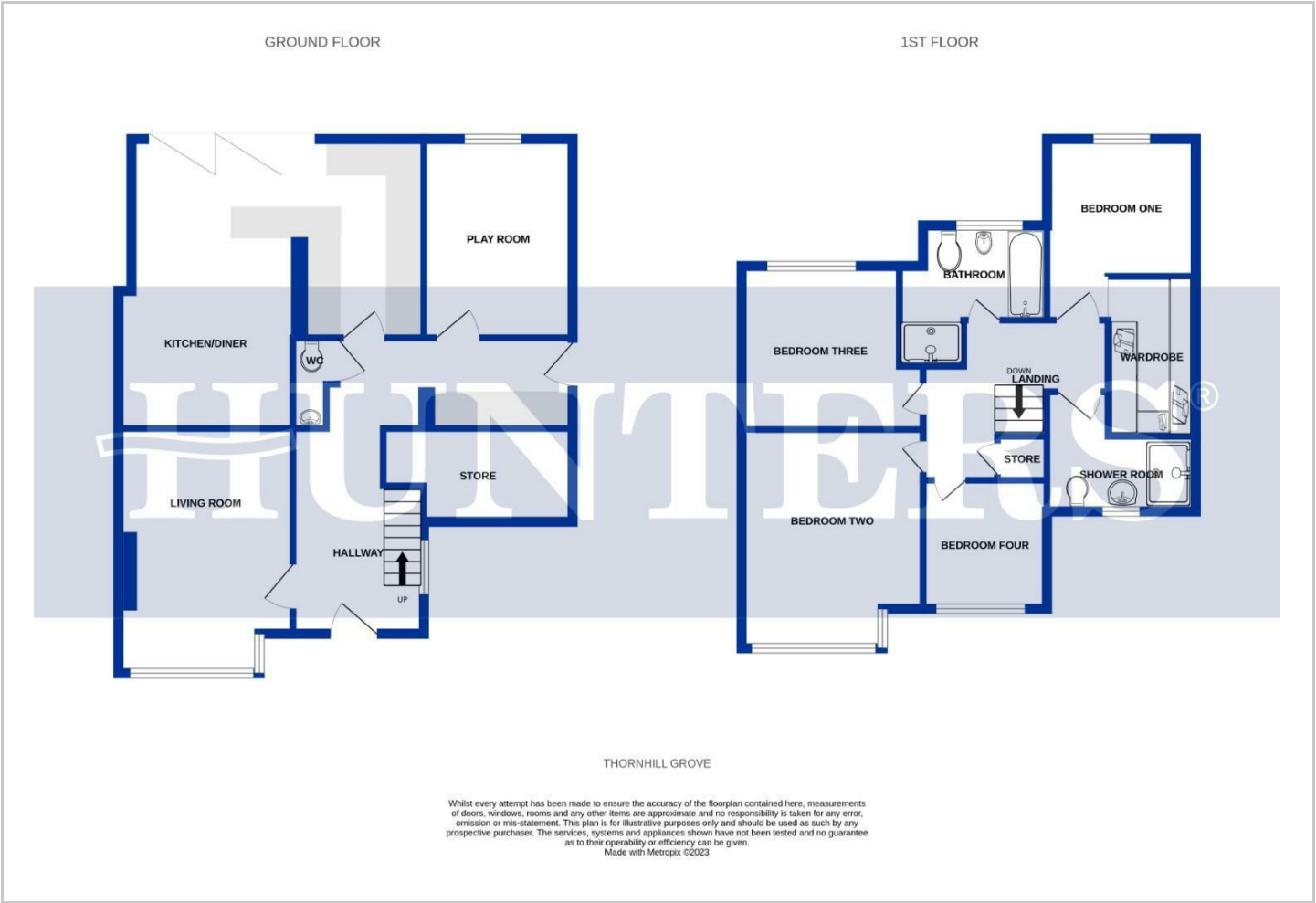
Hybrid Map



Terrain Map



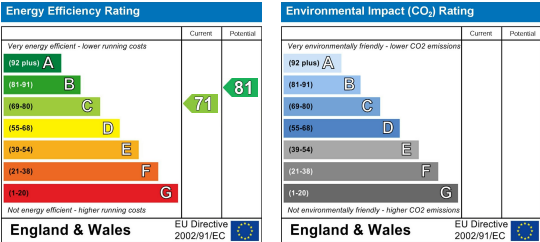
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.