

HUNTERS[®]

HERE TO GET *you* THERE



Carr Hill Road

Calverley, Pudsey, LS28 5PZ

£470,000



Council Tax: D



5 Carr Hill Road

Calverley, Pudsey, LS28 5PZ

£470,000



- Large Semi-detached in prime location
- Utility room/downstairs wc
- Parking for 2 cars
- Nearby green spaces and parks
- Excellent walking and cycling routes
- 4/5 spacious bedrooms
- Extended kitchen with ample storage
- Three reception rooms
- Cosy wood burning stove
- Delightful south-facing rear garden

A family sized semi-detached property in great condition, located in a peaceful, close-knit community with great commuting links and a variety of green spaces, parks and well regarded primary schools. The property benefits from being near the village centre, offering a choice of nearby schools/nursery, walking and cycling routes to the woods and canal for your convenience.

This property is an ideal family home, having been thoughtfully extended and fitted with solar panels, generating electricity for daytime use. It boasts a total of FOUR generous bedrooms, a freshly refurbished and extended kitchen, three separate reception rooms, and a separate UTILITY room and downstairs CLOAKROOM/WC. The first three bedrooms are spacious, with two having built-in wardrobes and lovely garden views. The fourth bedroom, a single, could easily function as a spacious home office.

The extended KITCHEN, is bathed in natural light and offers excellent storage. The worktops with a sink, built-in dishwasher, and integrated fridge make it a practical space for all your culinary needs.

The reception rooms are just as impressive - the LIVING ROOM has an engineered oak floor, a cosy wood burning stove, and ceiling coving, with doors leading to the DINING ROOM. The second reception room has a laminated wood floor, doors opening to the rear garden, and an opening to the kitchen. The third reception room could be used for multi purposes, maybe as a playroom/home office or occasional bedroom.

The BATHROOM features a fresh white suite, shower over a P-shaped bath, tiled walls, and a vanity-style sink. Additionally, the property has parking for 2/3 cars at the front. The lovely south-facing rear GARDEN has bags of privacy complete and is landscaped with an Indian stone paved patio, generous lawn, and a garden shed, truly adds to this property's charm.

The FREEHOLD property is offered with NO CHAIN involved and the house is perfectly placed to access the two local golf courses and the delightful woodland walks in the area, which lead to the Leeds Liverpool canal. Calverley village is situated only 1 mile from the Leeds ring road, to access the vibrant amenities in Horsforth and the train links to Leeds and Bradford, via Apperley bridge.

This well-presented semi-detached family home in a peaceful village centre offers four bedrooms, a refurbished extended kitchen, three reception rooms, solar panels, a lovely south-facing garden, and convenient access to schools, parks, and commuting links.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

16'9" x 11'10" (5.13m x 3.62m)

DINING ROOM

14'4" x 7'10" (4.39m x 2.41m)

LOUNGE

13'4" x 8'7" (4.08m x 2.63m)

KITCHEN

19'4" x 8'11" (5.91m x 2.74m)

UTILITY ROOM

8'8" x 4'7" (2.64m x 1.40m)

DOWNSTAIRS WC

BEDROOM ONE

12'10" x 10'4" (3.93m x 3.15m)

BEDROOM TWO

7'10" x 7'3" (2.41m x 2.21m)

BEDROOM THREE

11'11" x 9'7" (3.65m x 2.93m)

BEDROOM FOUR

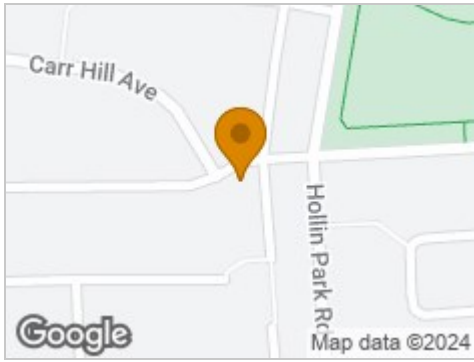
7'10" x 7'3" (2.41m x 2.21m)

BATHROOM

7'9" x 5'5" (2.36m x 1.65m)



Road Map



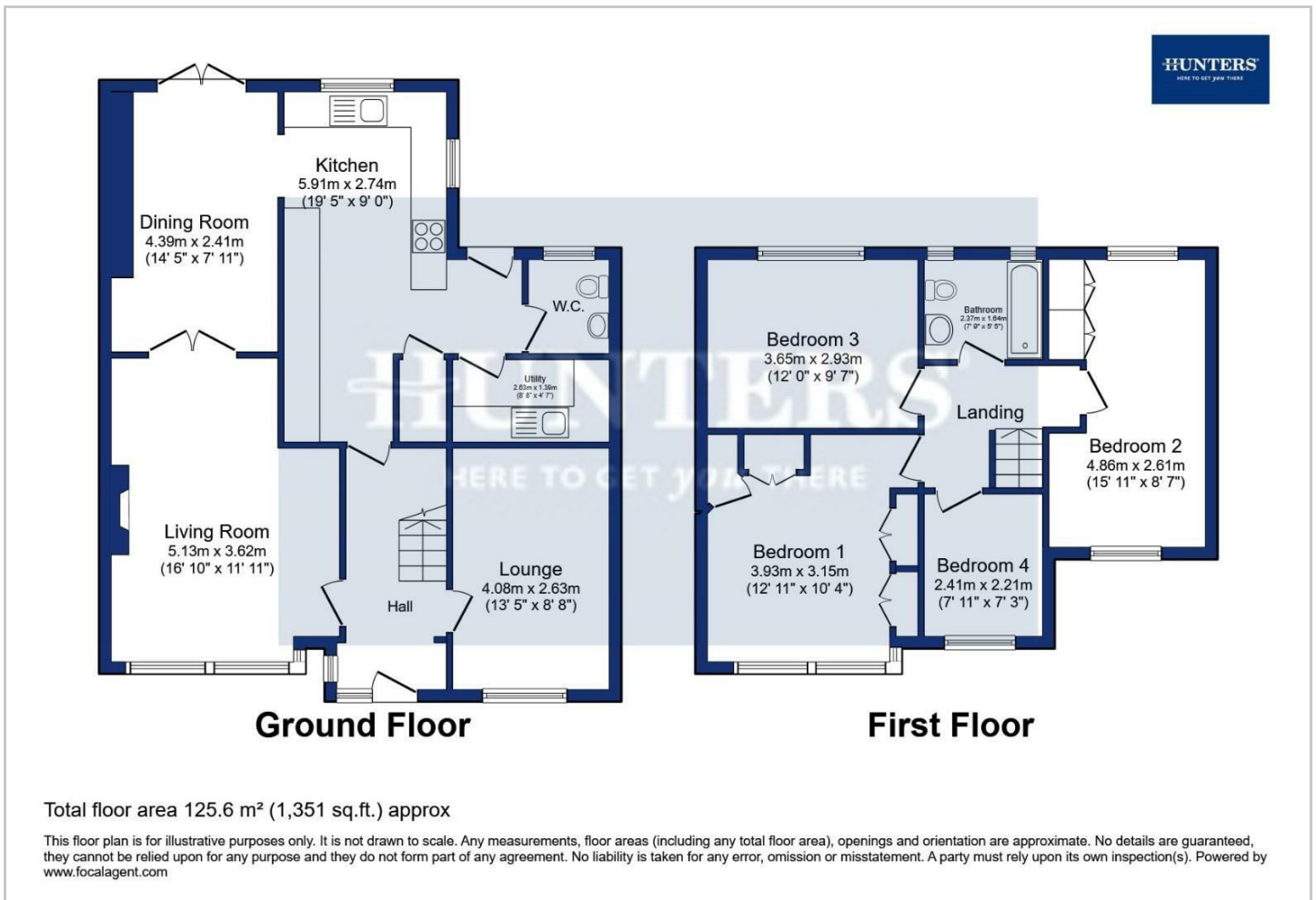
Hybrid Map



Terrain Map



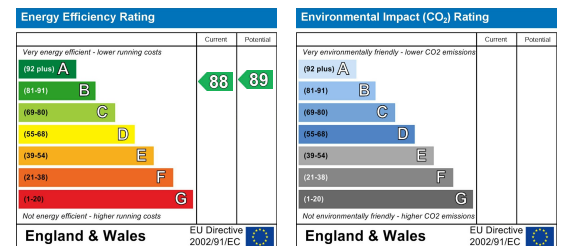
Floor Plan



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.