

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Carr Hill Drive

Calverley, Pudsey, LS28 5QA

Offers Over £310,000



Council Tax: C



# 60 Carr Hill Drive

Calverley, Pudsey, LS28 5QA

Offers Over £310,000



- Semi detached bungalow
- Four spacious bedrooms
- Generous reception room
- Functional shower room
- Detached brick garage
- Long driveway
- Generous outdoor space
- Plenty of eaves storage
- Peaceful community
- Potential to extend

A semi-detached four-bedroom bungalow in prime location, ideal for modernisation, featuring spacious interiors, a long driveway, detached garage, and significant potential for extension, located in a peaceful area with ample local amenities.

Now for sale: A great opportunity to acquire a semi-detached bungalow that is ripe for modernisation and brimming with potential. This property boasts four spacious bedrooms, a reception room, a kitchen, and a bathroom.

The ground floor houses two double bedrooms, a shower room, and a kitchen. The bedrooms are generously proportioned, offering plenty of space. The bathroom is a functional shower room/wet room featuring a vanity sink and toilet. The kitchen is equipped with storage units/drawers and a single oven/gas hob, ready for cooking up a storm.

Upstairs, you will find two more double bedrooms, both with a charming dormer windows and the other offering access to lots of eaves storage. This layout offers flexibility and potential for re-modelling to suit your needs.

The property's exterior is equally impressive, with a long driveway leading to a detached brick garage. The front is grassed with flower borders, while the rear garden is partially grassed with a stone wall boundary. There is huge potential to extend at the back, subject to planning consent.

The property is ideally located, with a host of local amenities in the village, green spaces, nearby parks, walking and cycling routes all within easy reach. The area is peaceful with a strong local community, making it ideal for families and couples alike.

Unique features of this property include the long driveway, detached garage, and the potential to add value. The upstairs has been extended, further enhancing the home's appeal. This property is a canvas waiting for the right buyers to make it their own.

Tel: 0113 257 6198

## ENTRANCE HALL

## LIVING ROOM

12'10" x 11'10" (3.93 x 3.61)

## KITCHEN

12'9" x 8'3" (3.89 x 2.54)

## BEDROOM ONE

14'7" x 10'4" (4.47 x 3.15)

## BEDROOM TWO

11'6" x 9'0" (3.52 x 2.76)

## BATHROOM

8'4" x 5'3" (2.56 x 1.62)

## BEDROOM THREE

13'5" x 9'0" (4.09 x 2.75)

## BEDROOM FOUR

13'5" x 8'5" (4.09 x 2.59)

## GARAGE

15'11" x 9'4" (4.86 x 2.86)



## Road Map



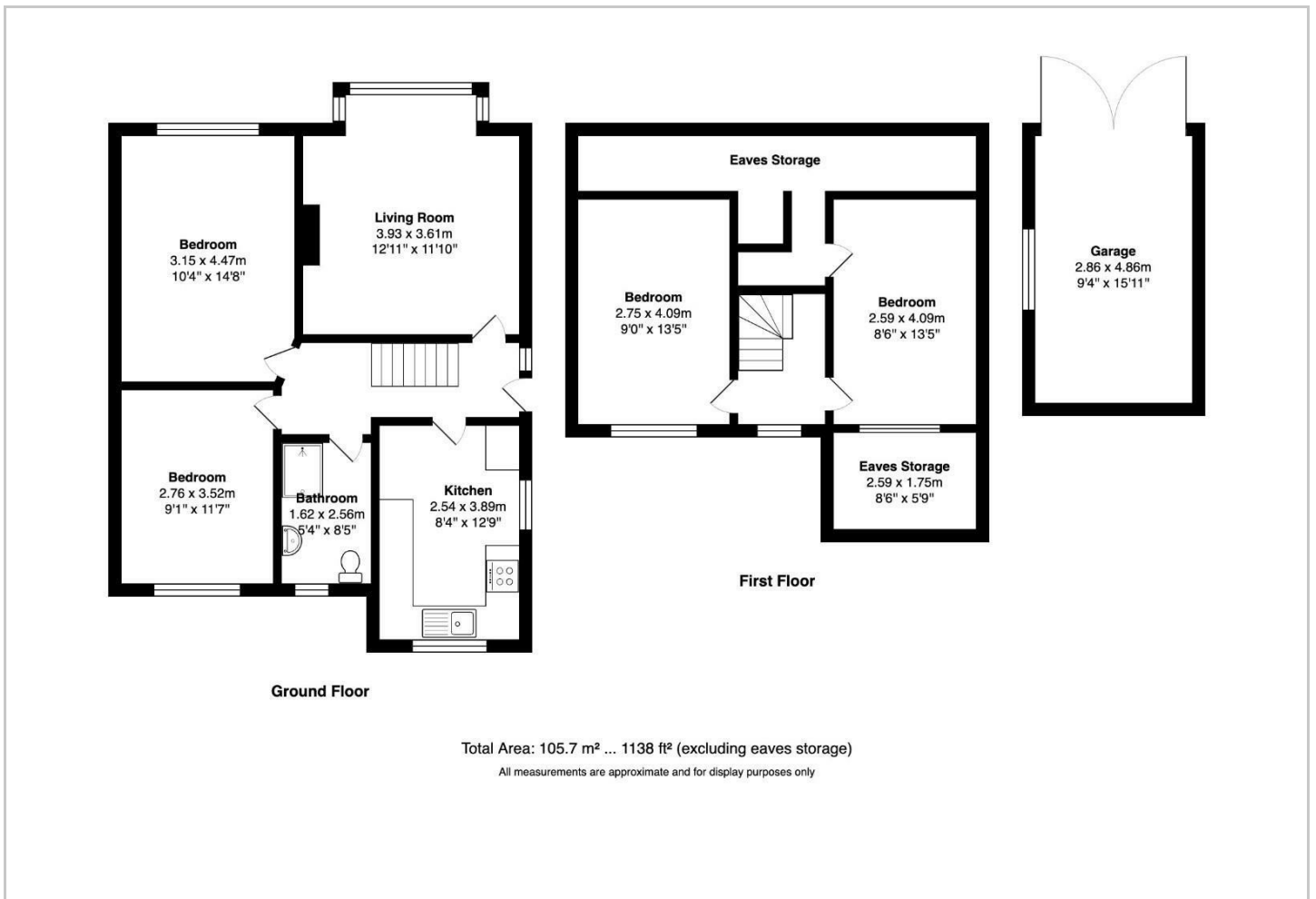
## Hybrid Map



## Terrain Map



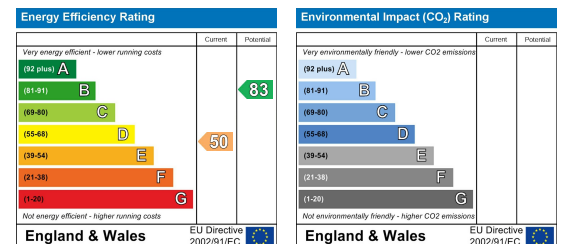
## Floor Plan



## 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.