

HUNTERS[®]

HERE TO GET *you* THERE



Carr Hill Avenue

Calverley, LS28 5QG

£350,000



Council Tax: D



38 Carr Hill Avenue

Calverley, LS28 5QG

£350,000



- THREE bedrooms & occasional loft room
- Sought-after location
- Natural light-filled KITCHEN DINER
- SEPERATE reception room
- Tastefully decorated BATHROOM
- Private landscaped garden
- SUMMER HOUSE
- Convenient PARKING
- Close to Victoria Park
- Public transport links nearby

Introducing you to this IMMACULATE semi-detached house that's currently up for grabs.

This charming property boasts a trio of bedrooms AND occasional loft room; the FIRST BEDROOM is a comfortable double with a serene garden view and carpeted floors throughout, the second is a spacious MAIN BEDROOM filled with natural light from large SOUTH-FACING windows, and the third is a cosy single bedroom that could be just a lovely THIRD BEDROOM with space for storage or even make the perfect HOME OFFICE.

The additional LOFT ROOM serves even more space, being fully boarded with carpet floors, power, light, and Velux windows - its a real unique and practical addition!

The family BATHROOM is a gem with its heated towel rail, in-built storage, and a combined shower and bath. The tiled walls, along with the extractor fan, ensure a fresh and clean environment.

At the heart of the home, you'll find the welcoming RECEPTION ROOM, a separate good-sized space with a lovely big bay window that welcomes in a flood of natural south-facing light. It's the perfect spot to relax after a long day.

The KITCHEN is a dream for any aspiring chef, with its induction hob, integrated oven, and double Velux skylights flooding the room with NATURAL LIGHT. This spacious dining kitchen also provides access to the rear of the property.

This house is not only superbly comfortable but also conveniently located. You'll find public transport links, nearby SCHOOLS, local amenities, and walking routes all within easy reach. It's also a stone's throw away from VICTORIA PARK.

The property's unique features include the convenience of PARKING, an additional porch entrance, the occasional loft room, a private landscaped garden, and a delightful summer house in the garden. IDEAL for families and couples alike, this property is definitely worth a look. With an EPC rating of D and council tax band D, this home is ready and waiting for you.

This immaculate semi-detached house features three bedrooms, a gem of a family bathroom, a welcoming reception room, a dream kitchen for aspiring chefs, and is conveniently located near amenities and Victoria Park, with unique features like parking, a landscaped garden, and a summer house, making it ideal for families and couples.

Tel: 0113 257 6198

PORCH

5'9" x 4'3" (1.76 x 1.32m)

HALLWAY

LIVING ROOM

11'10" x 12'0" (3.63 x 3.66m)

DINING KITCHEN

18'1" x 17'7" (5.53 x 5.36m)

LANDING

BATHROOM

7'5" x 5'4" (2.28 x 1.64m)

BEDROOM

10'8" x 9'3" (3.26 x 2.83m)

BEDROOM

10'8" x 10'8" (3.26 x 3.27m)

BEDROOM

7'3" x 7'5" (2.23 x 2.27m)

SUMMER HOUSE

9'10" x 9'10" (3.00 x 3.00)



Road Map



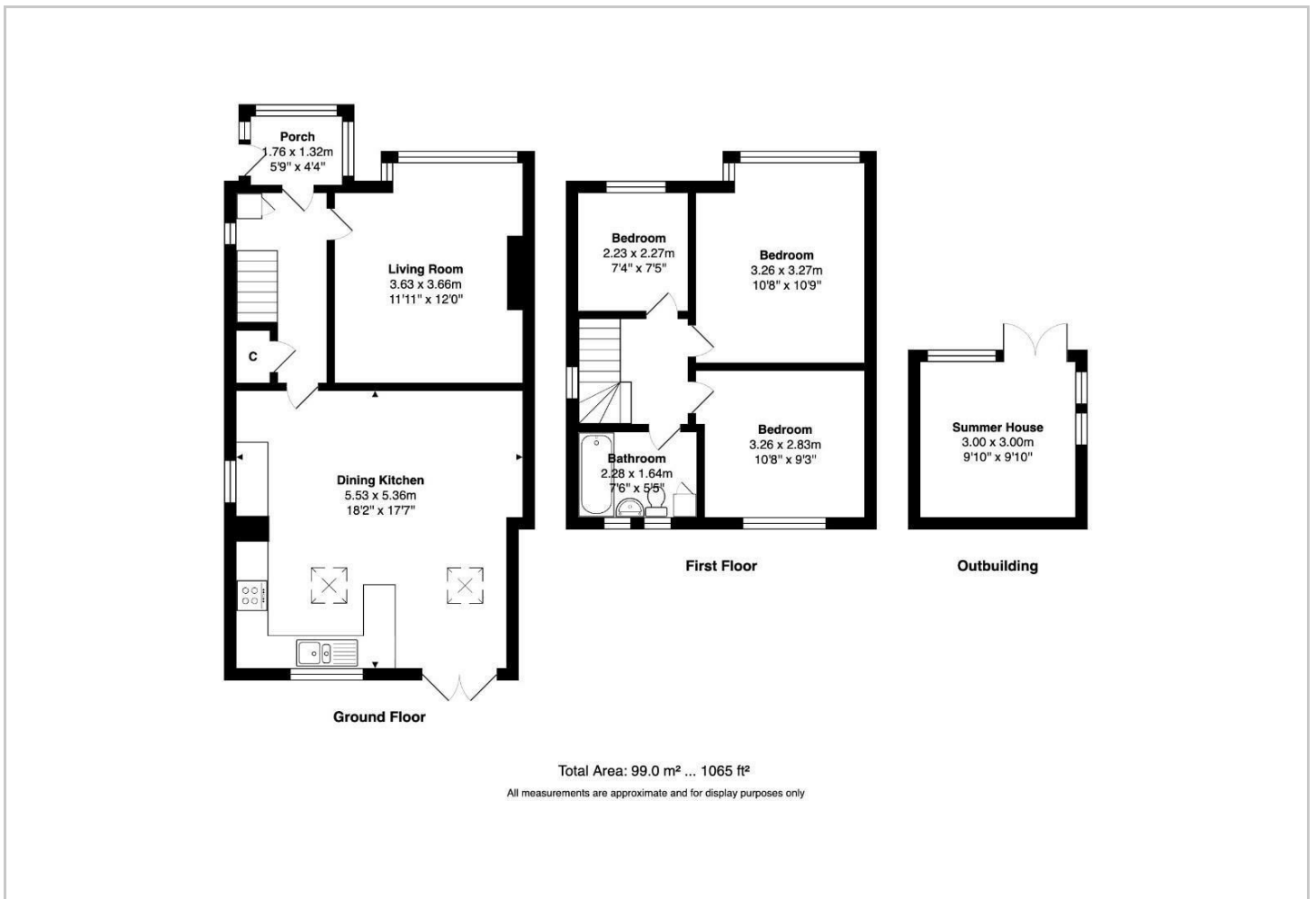
Hybrid Map



Terrain Map



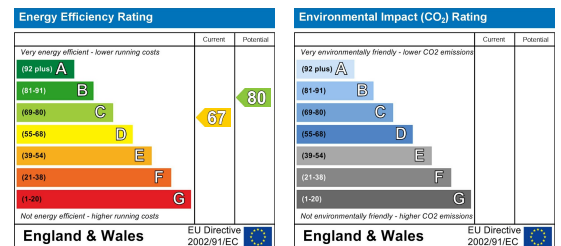
Floor Plan



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.