

HUNTERS®

HERE TO GET *you* THERE



Parkwood Gardens

Calverley, Pudsey, LS28 5PJ

£270,000



Council Tax: A



18 Parkwood Gardens

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- Sought-after location
- Three bedrooms
- Adjacent to Victoria Park
- South-facing rear garden
- Planning permission granted 2024 to extend
- Separate home office
- Practical utility space
- Fitted storage in bedrooms
- NEW roof, fascia soffits, gutters and door done 2024!
- Off-street parking

Welcome to this charming SEMI-DETACHED house, a delightful home neutrally decorated and radiating warmth. Currently listed for sale, this property is perfect for families and couples seeking a welcoming abode. This fantastic property is nestled in a sought-after location, boasting close proximity to public transport links, local amenities and nearby schools. Plus, it's right next to the serene Victoria Park.

The house offers THREE cosy bedrooms. Bedroom one is a sunny, south-facing double room with carpet flooring and fitted storage including a desk. Bedroom two, the main bedroom, is another well-size double room. It's bright with a carpet flooring and offers charming views of Victoria Park. The third bedroom is a single room featuring deep fitted wardrobes and also features the pleasant park views.

There's a calming BATHROOM featuring a combi shower/bath, tiled white suite, and frosted windows for privacy. The KITCHEN, with its tiled flooring and fitted storage units, provides a lovely view of the garden. It also features a tiled splashback and a separate UTILITY space.

The property's TWO reception rooms are quite the charm. The first reception room is the large living room, with its engineered wooden floor and feature chimney stack, is bright and spacious enough for dining. It also has patio doors leading to the rear. The second reception room is a separate space between the kitchen and utility, perfect as a HOME OFFICE.

Unique features of this house include the separate office space, the store room functioning as a utility, a SOUTH-FACING rear garden, planning permission granted to extend, and off-street parking. The property also has the added benefit of lots of new features this year, such as the NEW ROOF, fascia soffits and gutters, and a new front door all as of 2024! With an EPC rating of 'D' and council tax band 'A', this home awaits its new owners with open arms.

This charming semi-detached house, perfect for families and couples, features THREE bedrooms, two reception rooms, and a SOUTH-FACING garden, situated in a sought-after location near Victoria Park, with a NEW ROOF, fascias and gutters done this year, with planning permission to EXTEND also granted n 2024.

Tel: 0113 257 6198

ENTRANCE HALLWAY

LIVING ROOM

11'10" x 21'4" (3.62 x 6.52m)

KITCHEN

9'5" x 12'4" (2.88 x 3.76m)

OFFICE

5'4" x 6'6" (1.64 x 2.00m)

STORE / UTILITY SPACE

5'4" x 5'8" (1.64 x 1.73m)

LANDING

BATHROOM

6'1" x 5'5" (1.86 x 1.67m)

BEDROOM

11'10" x 10'8" (3.63 x 3.27m)

BEDROOM

8'9" x 10'3" (2.67 x 3.14m)

BEDROOM

9'3" x 7'1" (2.82 x 2.16m)



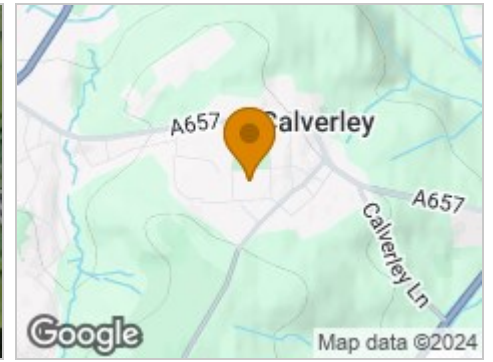
Road Map



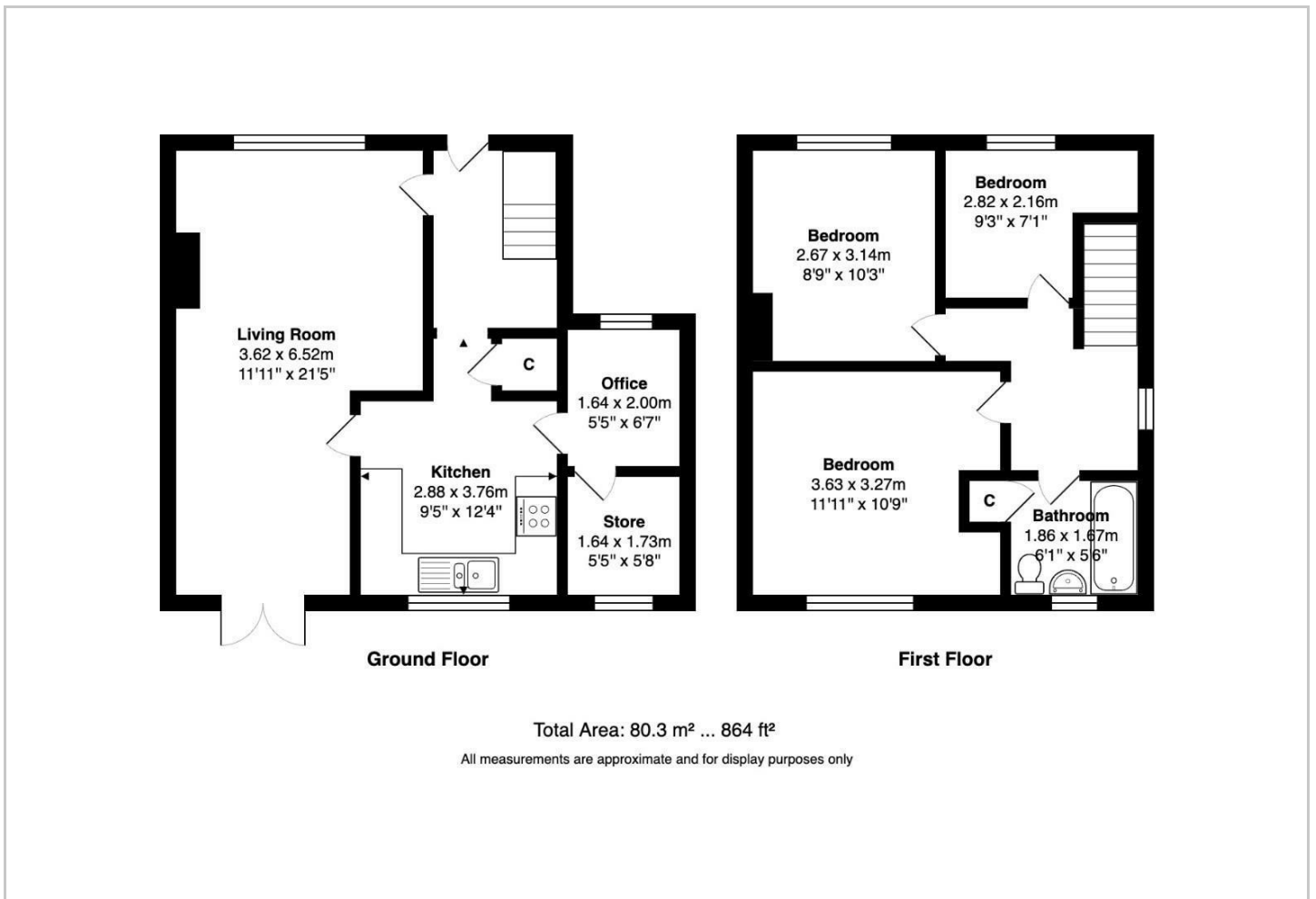
Hybrid Map



Terrain Map



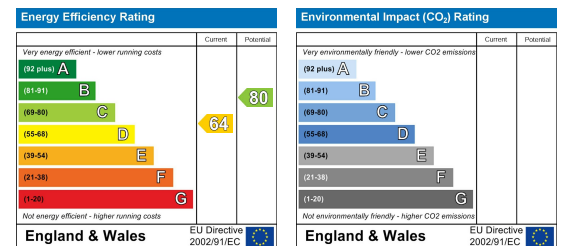
Floor Plan



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.