

HUNTERS[®]

HERE TO GET *you* THERE



Calverley Moor Avenue

Pudsey, LS28 8EL

Offers Over £180,000



Council Tax: B



31 Calverley Moor Avenue

Pudsey, LS28 8EL

Offers Over £180,000



- Fantastic semi-detached home
- Contemporary kitchen diner
- Two double bedrooms
- Approved plans to extend
- Excellent garden plot
- Inviting reception room with bay window
- Neutrally decorated throughout
- Perfect for first-time buyers and couples
- Ideal location for Leeds & Bradford commute
- Council tax band 'B'

Introducing this CHARMING SEMI-DETACHED home, currently listed for sale. This property is neutrally decorated throughout, providing a fresh and clean slate for potential buyers to add their personal touch. The property features an EXTENSIVE GARDEN with approved plans to EXTEND, making for an ideal home for couples or a larger home for families.

The property consists of an INVITING LIVING ROOM, complete with a gas fireplace and a bay window. This room is also neutrally decorated and carpeted, making it a welcoming space for relaxation or entertaining. The KITCHEN is a modern space fitted with hi-gloss units and benefits from the garden view and a convenient under stair pantry.

There are TWO DOUBLE BEDROOMS in the house, both of which are generously sized with carpet flooring. The second bedroom boasts a lovely garden view, perfect for a relaxing retreat. The property also includes a three-piece suite BATHROOM, all maintained to a high standard.

The house is located in a SOUGHT-AFTER LOCATION with excellent public transport links. It's ideal for families and first-time buyers alike due to its proximity to local schools and amenities. This property is perfectly positioned nearby the ring road for Leeds and Bradford, with connecting motorway links for the M1 & M62. Don't miss out on this fantastic opportunity to acquire this fantastic opportunity!

KITCHEN/DINER

14'1" x 29'10" (4.31m x 9.1m)

LIVING ROOM

14'6" x 11'6" (4.43m x 3.51m)

BEDROOM ONE

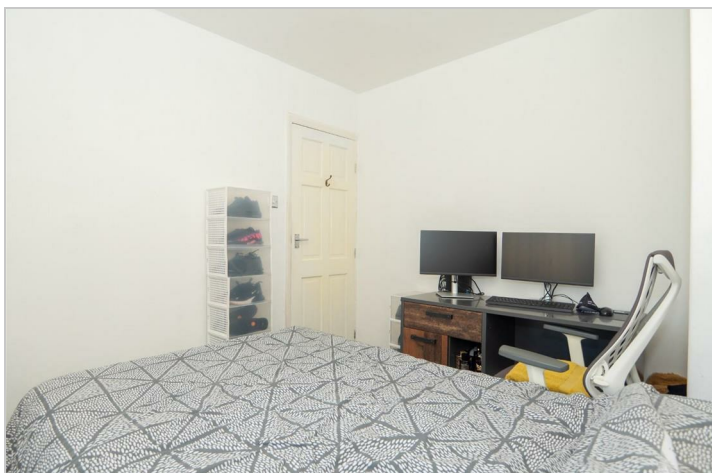
14'1" x 10'11" (4.31m x 3.33m)

BEDROOM TWO

11'1" x 8'7" (3.38m x 2.63m)

BATHROOM

7'3" x 5'6" (2.23m x 1.68m)



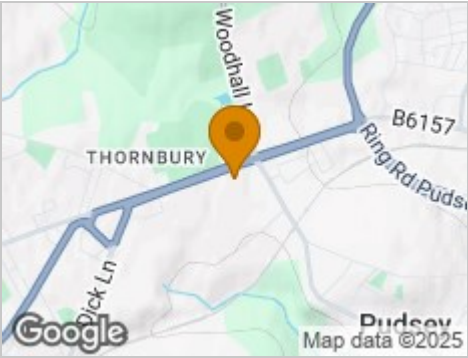
Road Map



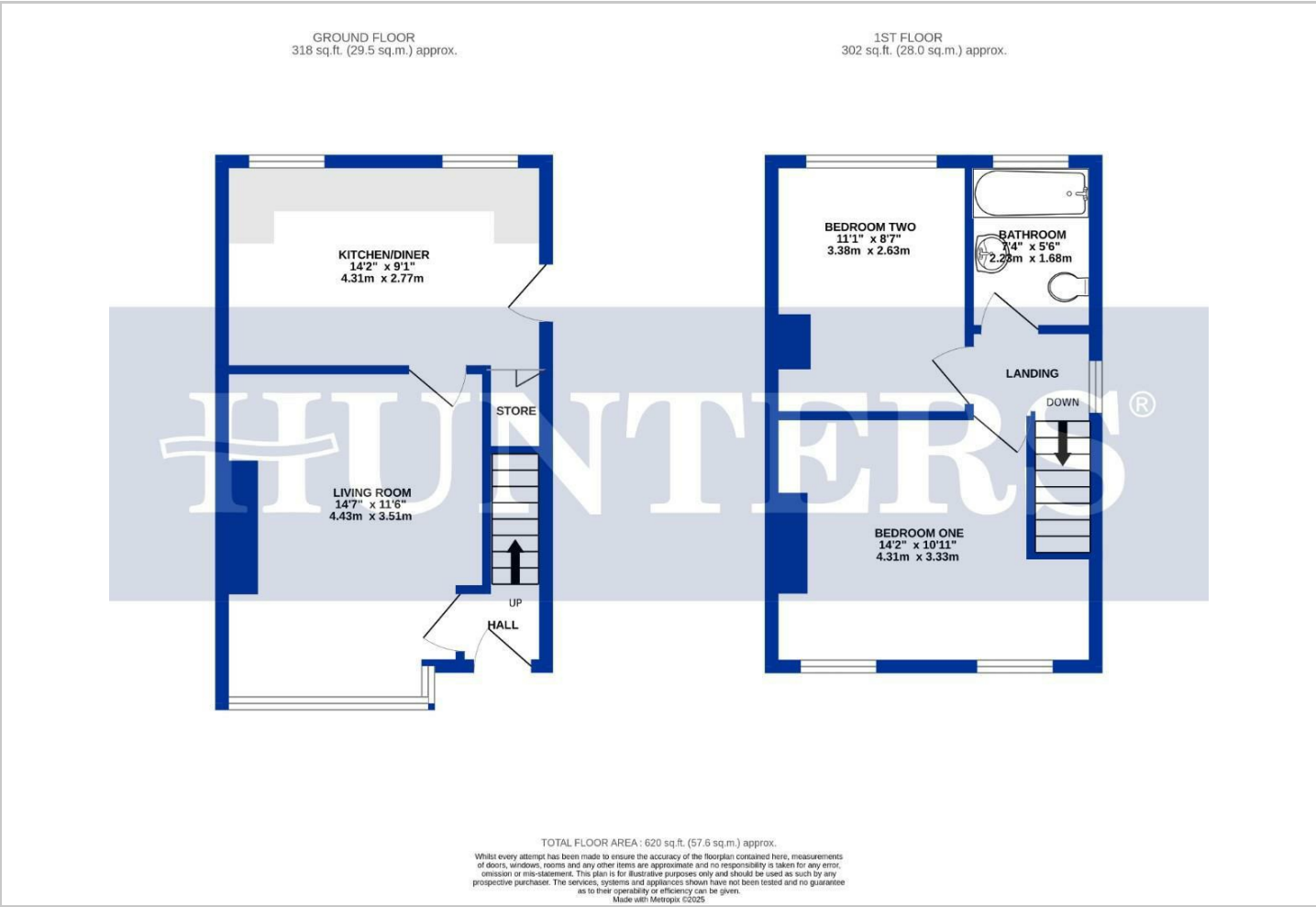
Hybrid Map



Terrain Map



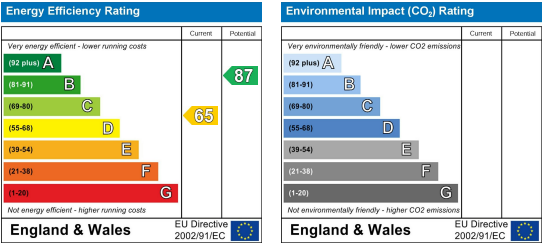
Floor Plan



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.