

HUNTERS®

HERE TO GET *you* THERE



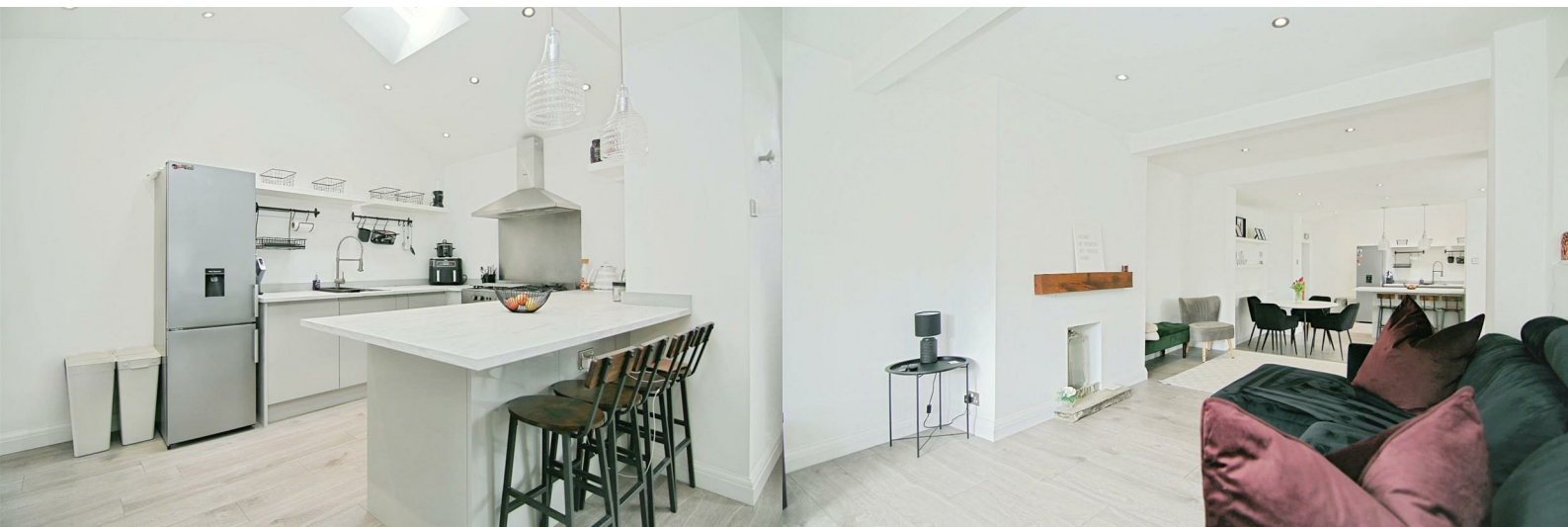
West End Road

Calverley, Pudsey, LS28 5PF

£325,000



Council Tax: C



2 West End Road

Calverley, Pudsey, LS28 5PF

£325,000



- Truly one-of-a-kind property
- Refurbished to an excellent standard
- Stunning open-plan living
- Blend of modern luxury and period features
- Contemporary kitchen with integrated appliances
- Three double bedrooms
- Spa-like bathroom with rain shower and bath
- Two additional W/Cs
- Off-street parking available
- Fantastic Calverley location near Victoria Park

Welcome to this ONE-OF-A-KIND property, REFURBISHED and up for sale in the sought-after heart of CALVERLEY village, close to public transport links, local amenities, and reputable schools. This property is a stone's throw away from the picturesque Victoria Park, making it an ideal home for couples and families alike.

Stepping inside, you'll find a SUBSTANTIAL living arrangement, exuding a BLANK CANVAS with a MODERN blend of tradition with its restored and exposed wooden touches and period features. This full-length OPEN-PLAN GROUND FLOOR includes a dining and living area, perfect for entertaining guests or enjoying a quiet evening in. A unique media wall adds a contemporary touch to this space.

The house boasts a CONTEMPORARY KITCHEN complete with breakfast bar seating, sleek handleless units, a range-style cooker, and integrated appliances including an oven, wine fridge, and dishwasher. Two skylights flood the space with natural light, creating a warm and welcoming environment. The unique addition of a separate UTILITY space makes daily chores a breeze.

This property offers THREE well-sized DOUBLE BEDROOMS. Upstairs, the first double is located at the rear of the property, embellished with deep sunken windows, and complemented by blinds. The second bedroom is at the front, overlooking Thornhill Street, and is equally spacious, with the option to function as the main bedroom if preferred. The highlight of this home is the TOP-FLOOR bedroom, the current main, boasting three velux windows, gorgeous, exposed beams, and another practical UPSTAIRS W/C.

The main house BATHROOM is designed with a SPA-LIKE finish, featuring a heated towel rail, walk-in rain shower, and a freestanding bath, all in a modern tiled suite.

The property's unique features don't stop there. Expect to find a total of TWO separate W/Cs, off-street PARKING, and a low-maintenance GARDEN space for your enjoyment. An open-plan living design, utility space, and immaculate finish further add to this quality in this home. This property has been fully refurbished and is a MUST-VIEW to fully appreciate its uniqueness!

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

14'10" x 17'8" (4.54 x 5.39m)

DINING ROOM

14'10" x 8'9" (4.54 x 2.68m)

KITCHEN

14'10" x 8'1" (4.54 x 2.47m)

UTILITY

4'10" x 5'0" (1.48 x 1.53m)

DOWNSTAIRS W/C

4'10" x 2'3" (1.48 x 0.70m)

LANDING

BEDROOM ONE

9'8" x 12'6" (2.96 x 3.83m)

BEDROOM TWO

9'8" x 14'0" (2.96 x 4.28m)

BATHROOM

6'6" x 9'1" (2.00 x 2.78m)

BEDROOM THREE

11'2" x 15'3" (3.41 x 4.67m)

W/C

3'1" x 2'3" (0.96 x 0.71m)

GARDEN & PARKING



Road Map



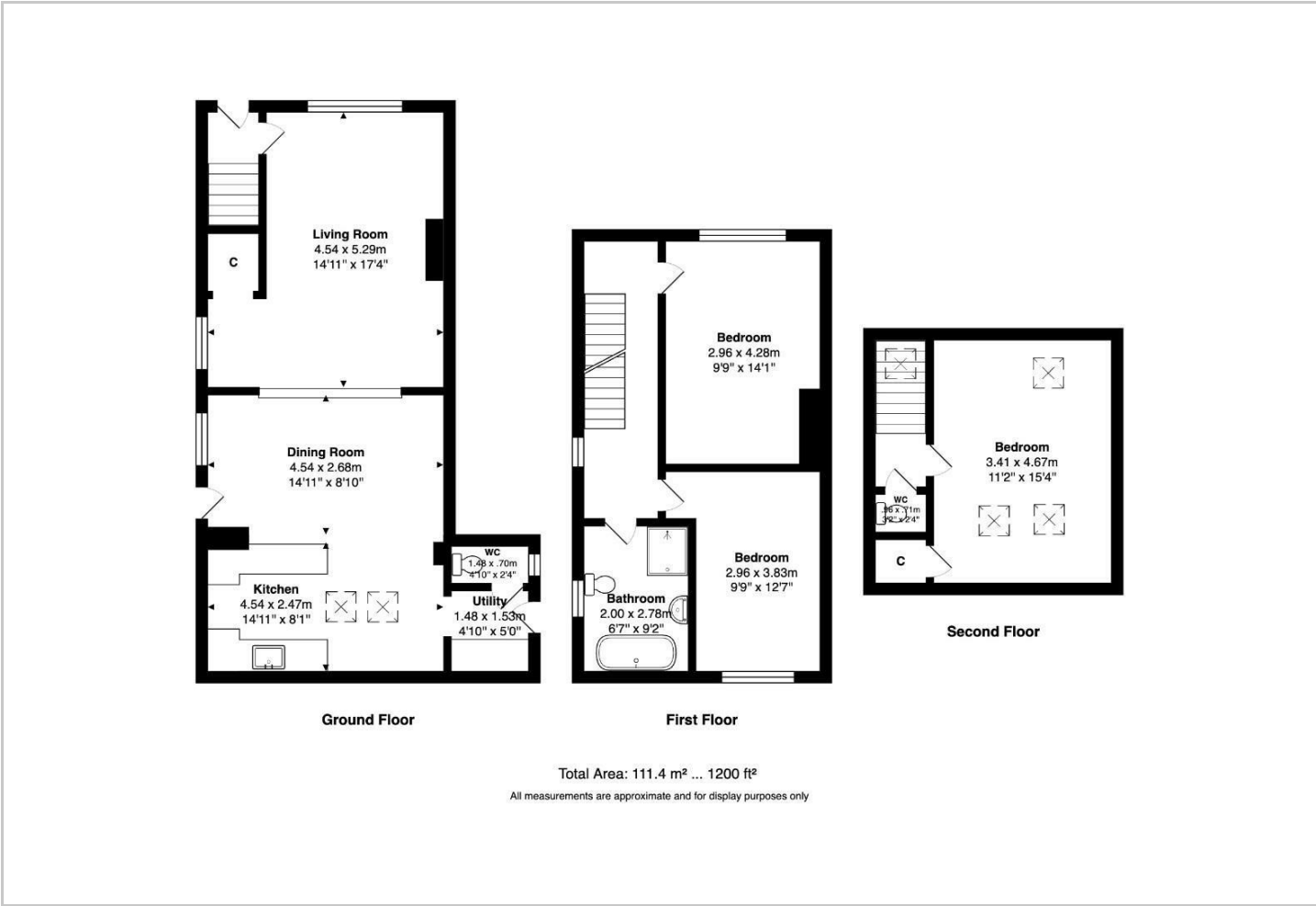
Hybrid Map



Terrain Map



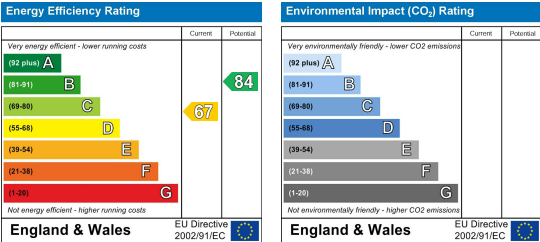
Floor Plan



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.