

HUNTERS®

HERE TO GET *you* THERE



Crowther Avenue

Calverley, Pudsey, LS28 5SB

£365,000



Council Tax: D



34 Crowther Avenue

Calverley, Pudsey, LS28 5SB

£365,000



- Substantial detached home
- Two charming bedrooms with additional small nursery/study
- Extended accommodation to ground floor
- Stunning field views to the rear
- Two lovely reception rooms
- Ready to move into finish
- Timeless bathroom with bath and over-shower
- Detached garage and drive parking off-street
- Sought-after Calverley location
- Nearby local amenities, schools and transport links

Presenting this immaculate DETACHED home, situated on the desirable Crowther Avenue in CALVERLEY, backing onto tranquil fields for a one-of-a-kind retreat. This property is up for sale and it's a real gem! Perfectly suited for families and couples who appreciate the serene outdoors and EXTENDED and detached accommodation.

The house boasts TWO tastefully designed bedrooms. The bedroom to the front is a well-sized double. The second bedroom to the rear a similar size to the main and offers stunning FIELD VIEWS. The third upstairs room, a versatile single room, could be your potential HOME OFFICE or a lovely nursery, depending on your needs.

The timeless tiled main house BATHROOM is bright and airy thanks to a dual aspect. It comes with a heated towel rail, bathroom storage, and a bath with an overhead power shower.

The extended galley style KITCHEN is equipped with an integrated Bosch oven, plenty of storage, and an understairs pantry. If you're a fan of open plan living, there's even the potential to knock through to the dining room if preferred.

This house has TWO reception rooms, allowing for ample space to entertain or unwind. The main LOUNGE / DINING ROOM is considerably extended and offers a fantastic garden and fields outlook to the rear. It's a flexible heart of the home, for dining and sitting. The separate front LIVING ROOM features carpet flooring with a large bay window and provides further flexible living space.

When you step outside you'll find an amazing GARDEN with a sun trap patio. This is a SOUTH-FACING haven with views of open fields for those sunny days. The property has a detached garage with power, plus space for parking on the long drive too!

With nearby schools, local amenities, public transport links, and walking routes, it's hard to find a reason not to love this place!

The LOCATION of this lovely home is within 1300 metres of the centre of the popular village, which has a selection of local shops and pubs/restaurants, as well as the park and cricket club. There are a variety of well-trodden walking paths that lead to open fields and through the woods to the Leeds/Liverpool canal. CALVERLEY village has two well regarded primary schools and two golf clubs within 1 mile of the address. The Sainsbury supermarket and a wider selection of shops are within 1 mile also and only a little further to the train station at Apperley Bridge.

Tel: 0113 257 6198

ENTRANCE HALL
6'3" x 14'2" (1.92 x 4.33m)

GARDENS & DRIVE

LIVING ROOM
13'4" x 12'11" (4.08 x 3.94m)

DINING / SITTING ROOM
13'4" x 20'9" (4.08 x 6.35m)

KITCHEN
8'0" x 17'0" (2.44 x 5.19m)

LANDING

BEDROOM ONE
13'4" x 10'4" (4.08 x 3.17m)

BEDROOM TWO
11'10" x 11'3" (3.63 x 3.44m)

STUDY / NURSERY
6'4" x 6'6" (1.95 x 2.00m)

BATHROOM
7'8" x 6'8" (2.35 x 2.05m)

GARAGE
9'10" x 20'2" (3.00 x 6.15m)



Road Map



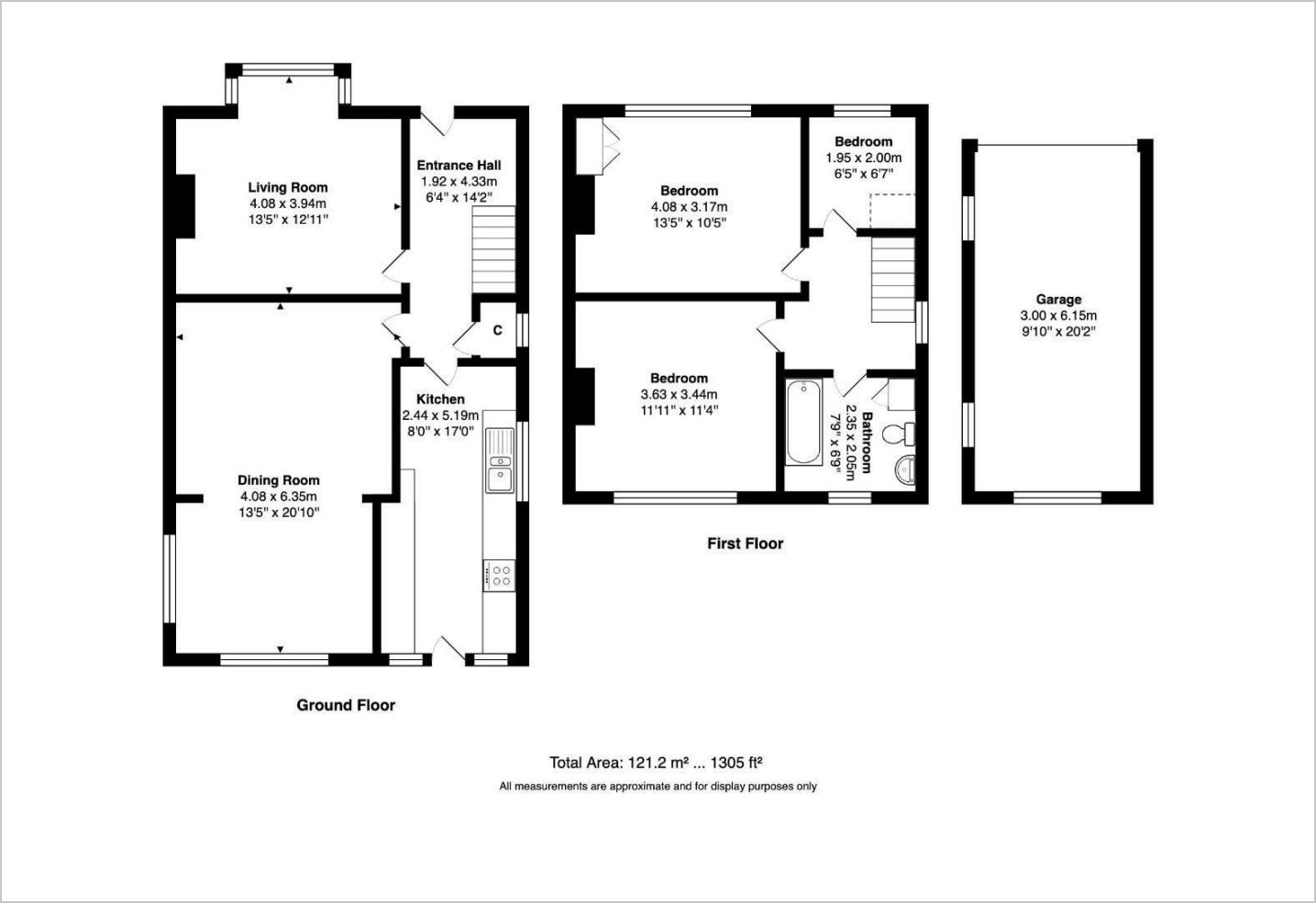
Hybrid Map



Terrain Map



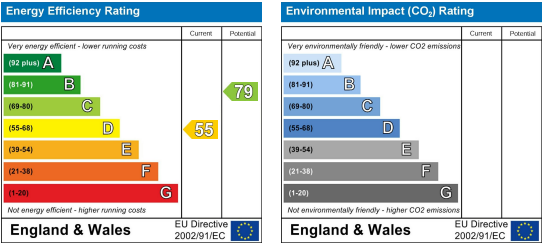
Floor Plan



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.