

# HUNTERS<sup>®</sup>

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## Upper Carr Lane

Calverley, Pudsey, LS28 5QE

Chain Free £425,000



Council Tax: D



# 62 Upper Carr Lane

Calverley, Pudsey, LS28 5QE

Chain Free £425,000



- Truly immaculate showroom-style home
- Sought-after Calverley village location
- Extended three bedroom property
- Stunning open-plan kitchen diner
- Luxury bathroom with separate bath and rain shower
- High-spec navy kitchen with marble worktops
- Separate utility and downstairs WC
- Elegant bay-fronted lounge
- Finished to an exceptional standard
- Private gardens, block-paved double driveway and garage

Offered to the market chain free, this truly immaculate three-bedroom semi-detached home occupies a generous corner plot in the heart of Calverley village, enjoying a tranquil setting with green space opposite. Beautifully styled and finished to an exceptional standard throughout, the property has a real showroom feel, with no expense spared in creating a home that is ready to move straight into.

The open-plan kitchen diner is the standout centrepiece of the home. Extended to create a bright and sociable living space, the room is bathed in natural light and perfectly designed for family life and entertaining. The sleek navy kitchen is complemented by beautiful marble worktops, breakfast bar seating, a boiling water tap and quality integrated appliances. French doors open directly onto the rear garden and suntrap patio, creating a seamless connection between the indoor and outdoor space.

A separate utility area keeps the main kitchen space clean and uncluttered, providing excellent storage, space for white goods and housing the boiler. A stylish downstairs WC is also positioned off the entrance area, adding further practicality to the ground floor layout.

To the front of the property is an elegant bay-fronted lounge, offering a more formal reception space away from the kitchen diner. The marble gas fire creates a striking focal point, while plush carpet, tasteful décor and the garden outlook all contribute to the refined feel of the room.

To the first floor are three beautifully presented bedrooms. The main bedroom is a generous bay-fronted double, beautifully presented with fitted wardrobes, fitted blinds and attractive décor, continuing the showroom-style finish found throughout the home. The second bedroom is another well-proportioned double, set to the rear and fitted with wardrobes. The third bedroom is a good-sized single, ideal as a child's room, nursery, dressing room or home office.

The bathroom has been finished with a luxurious, spa-like feel and continues the high standard found throughout the property. It features a separate bath, rain shower, heated towel rail, contemporary vanity sink unit and dual-aspect frosted windows, offering both light and privacy.

The loft is accessed via a pull-down ladder, with electrics and water supply prepped in the roof space, perfect for those considering future plans, subject to planning permission and any necessary consents.

Externally, the corner plot really comes into its own. To the front and side is a surprisingly private lawned garden, well screened by mature hedging and offering a rare sense of seclusion, with green space opposite enhancing the peaceful outlook. There is also clear scope to enclose this further from the driveway, if preferred. A block paved double drive provides off-street parking and leads to a garage with a new roof. To the rear, a second private garden offers a low-maintenance suntrap patio, accessed directly from the kitchen extension and finished with modern fencing, creating an ideal space for relaxing and entertaining. The property is also alarmed and benefits from a three-camera CCTV system.

Calverley is a highly regarded village location, popular for its community feel, attractive surroundings and excellent access to local amenities. The area offers pubs, cafés, independent shops, green spaces including Calverley Park and Victoria Park, and a range of well-regarded schools in the wider area. A rare opportunity to purchase a chain-free, showroom-style home in a prime Calverley village location. Internal inspection is highly recommended to fully appreciate the quality, finish and setting on offer.

Tel: 0113 257 6198

### DINING KITCHEN

18'8" x 21'3" (5.70 x 6.48m)

### LIVING ROOM

12'11" x 12'4" (3.95 x 3.77m)

### UTILITY ROOM

7'10" x 5'5" (2.39 x 1.67m)

### WC

4'8" x 2'1" (1.43 x 0.66m)

### BEDROOM ONE

11'6" x 12'7" (3.53 x 3.84m)

### BEDROOM TWO

11'6" x 12'3" (3.53 x 3.75m)

### BEDROOM THREE

8'1" x 8'11" (2.47 x 2.74m)

### BATHROOM

8'1" x 8'4" (2.47 x 2.55m)



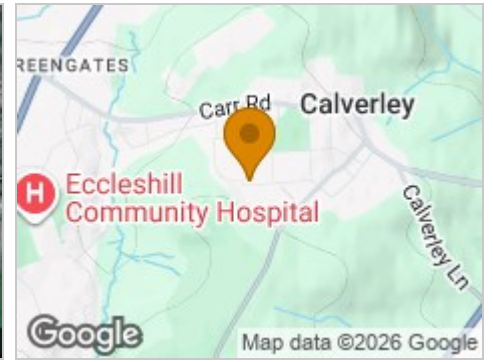
## Road Map



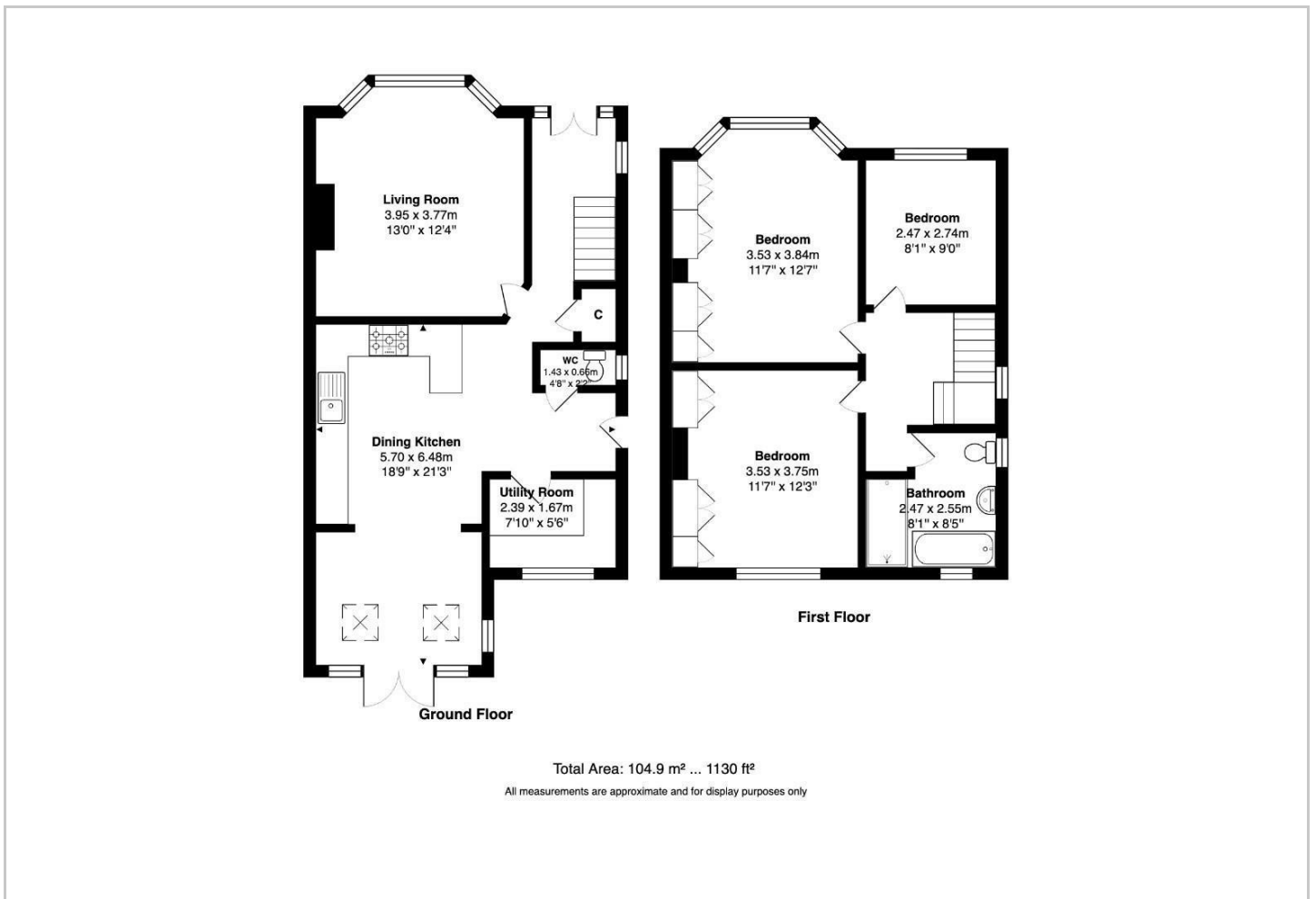
## Hybrid Map



## Terrain Map



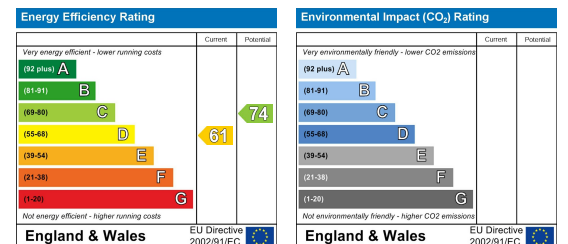
## Floor Plan



## 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.