









welcome to

Thornhill Street, Calverley Pudsey

A GOOD SIZED terraced residence, situated within the HIGHLY REGARDED village of Calverley. With a LARGE REAR GARDEN and WELL PROPORTIONED BEDROOMS, this is a must see.













Property Information

A fantastic investment opportunity in the heart of Cavlerley. This three bedroom terraced home offers huge potential for further development. Located in a highly sought-after village with access to excellent local schools, the property benefits from a generous rear garden - ideal for creating a superb family outdoor space. Perfect for buyers looking to add value in a prime Calverley location.

Lounge

A generously sized lounge offering excellent potential modernisation. The room features a fitted carpet and a double glazed window along with a door to the front elevation, allowing plenty of natural light to enter. With some modernisation, this space could be transformed into a stylish and comfortable main living area

Kitchen

A well - proportioned kitchen offering scope for full modernisation. Currently fitted with carpet and providing space for a dining table, the room benefits from a window and door to the rear elevation, allowing natural light to flow through. With updating, this area has great potential to become a practical and inviting dining kitchen

Cellar

A large and versatile cellar position between the kitchen and lounge, offering excellent storage space with the potential for alternative uses (subject to any necessary consents). The area benefits from direct access to the rear garden via a fitted door, making it practical and convenient. With its generous proportions, this space provides valuable flexibility for future development or continued and a useful storage space

Bedroom 1

Bedroom 1 is a good sized double with a double glazed window to the front elevation, fitted carpet, a useful built in storage cupboard with complimenting high ceilings

Bedroom 2

Bedroom two is a double room with a rear facing double glazed window, carper flooring

Bedroom 3

Bedroom three is a good sized single room with a rear facing window with carpet flooring

Bathroom

The bathroom includes a 3 piece suite with fitted carpet

Garden

The rear garden is of a generous sized with a large lawn and fence border





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Thornhill Street, Calverley Pudsey

- GREAT INVESTMENT OPPORTUNITY
- CHARMING VILLAGE LOCATION
- LARGE REAR GARDEN
- USEFUL CELLAR SPACE
- SCHOOL/NURSERIES IN CLOSE PROXIMITY

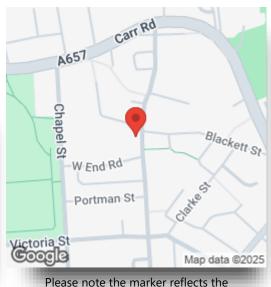
Tenure: Freehold EPC Rating: F Council Tax Band: B

£180,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116328



Property Ref: PDY116328 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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