

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ravenscliffe Road

Calverley, Pudsey, LS28 5RZ

Asking Price £250,000



Council Tax: C



# 12 Ravenscliffe Road

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Asking Price £250,000



- Well-presented characterful stone terrace
- Spacious kitchen with island
- Separate dining space
- Two double bedrooms
- Bespoke shelving and feature fireplaces
- Balcony with rear views
- Good-sized rear garden
- Built-in wardrobes to main bedroom
- Close to shops, cafés and amenities
- Excellent transport links and schools nearby

Nestled in the heart of the ever-popular village of Calverley, this charming two-bedroom terraced home offers a wonderful blend of character, comfort and practicality, making it an ideal first home or a fantastic opportunity for those looking to enjoy village life with excellent commuter links.

Beautifully presented throughout, the property welcomes you into a thoughtfully designed living space full of warmth and personality. The kitchen is the heart of the home, featuring a stylish kitchen island, built-in storage and a dedicated dining area to the front, perfect for everything from relaxed family meals to entertaining friends. Flooded with natural light and opening directly onto the garden, it creates a seamless connection between indoor and outdoor living, with an entertaining area ready to enjoy long summer evenings and weekend gatherings.

The home offers two inviting RECEPTION ROOMS, each brimming with character. One features bespoke shelving, a charming fireplace and access to a delightful balcony overlooking the rear garden, an ideal spot to enjoy your morning coffee or unwind at the end of the day. The second separate LIVING ROOM also benefits from a feature fireplace and provides a cosy yet versatile space to relax, work or entertain.

Upstairs, you'll find two generously sized DOUBLE BEDROOMS with the principal bedroom enjoying built-in wardrobes and peaceful views over the rear. The family BATHROOM is well-appointed with a bath, WC and wash basin set within a practical storage unit.

Outside, the enclosed, level garden provides a wonderful extension of the home, offering a safe, versatile and easy-to-maintain outdoor space that's perfect for all ages. Whether you're relaxing in the sunshine or entertaining family and friends.

Situated in one of the area's most sought-after locations, the property is just moments from the excellent range of independent shops, cafés and everyday amenities that make Calverley and nearby Pudsey such desirable places to live. Beautiful parks, green spaces and scenic walking and cycling routes are all within easy reach, while a selection of highly regarded local schools adds to the area's appeal.

For commuters, the location couldn't be more convenient. Excellent bus links provide easy access to both Leeds and Bradford, while New Pudsey railway station offers regular services to Leeds.

**\*\*DISCLAIMER\*\*** As is common with older terraced properties, the kitchen and dining room are located within the basement. Prospective purchasers should be aware that this accommodation may not comply with current Building Regulations. Buyers are advised to make their own enquiries and satisfy themselves as to its suitability, compliance and intended use.

Tel: 0113 257 6198

### DINING KITCHEN

13'9" x 10'0" (4.21m x 3.07m)

### DINING ROOM

11'5" x 10'0" (3.48m x 3.07m)

### STORE

6'11" x 5'11" (2.13m x 1.82m)

### LIVING ROOM

12'10" x 12'2" (3.93m x 3.71m)

### SITTING ROOM

13'9" x 13'2" (4.21m x 4.02m)

### BEDROOM ONE

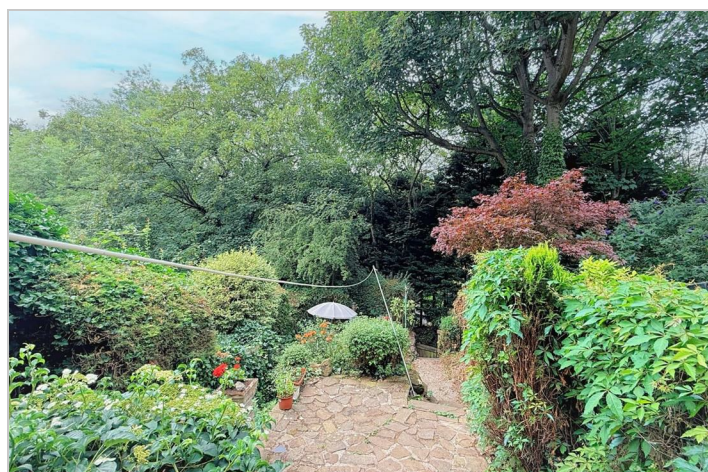
13'11" x 10'7" (4.26m x 3.23m)

### BEDROOM TWO

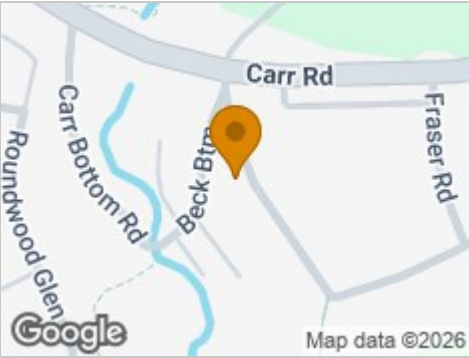
12'10" x 10'10" (3.93m x 3.32m)

### BATHROOM

9'8" x 5'8" (2.97m x 1.75m)



Road Map



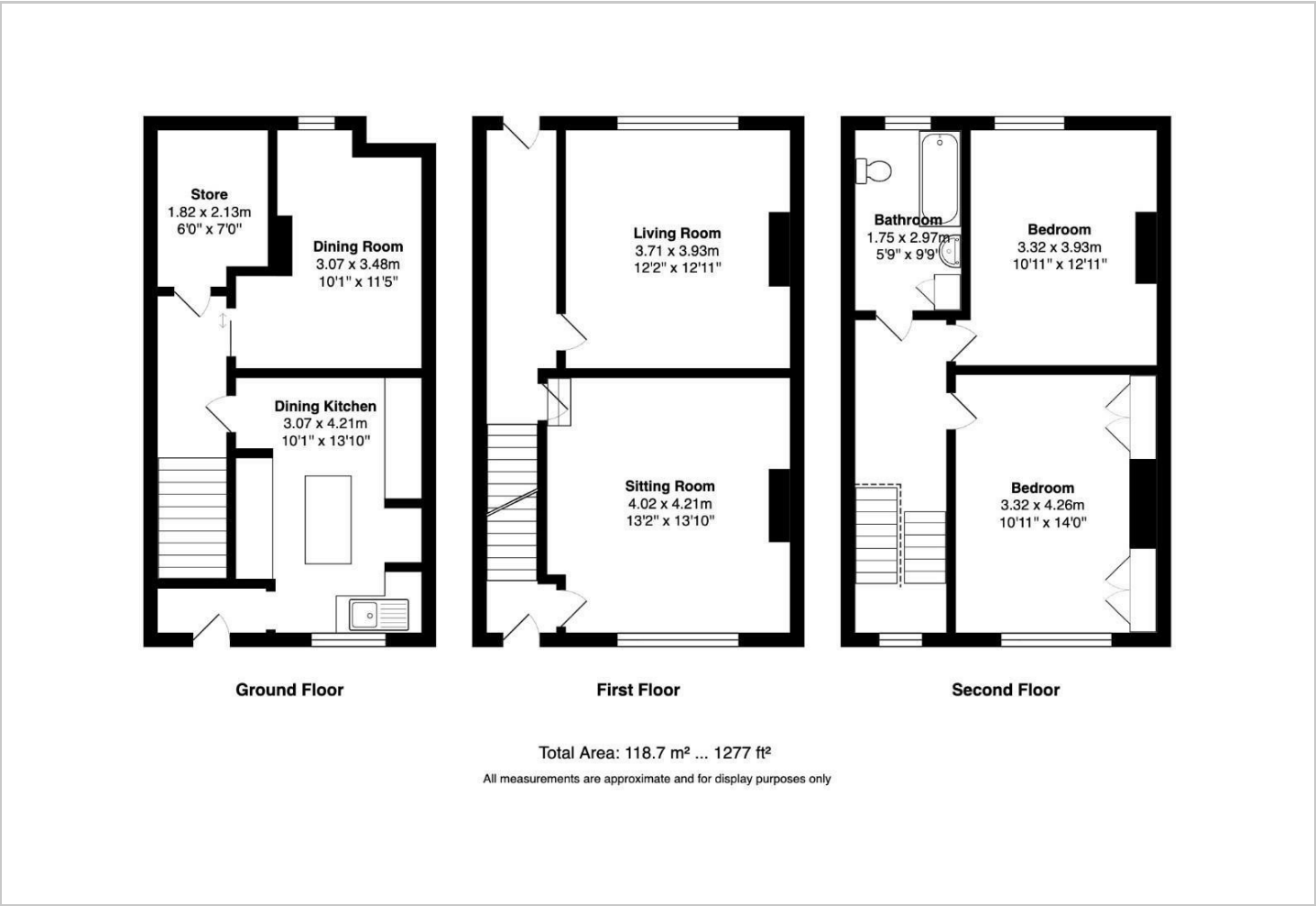
Hybrid Map



Terrain Map



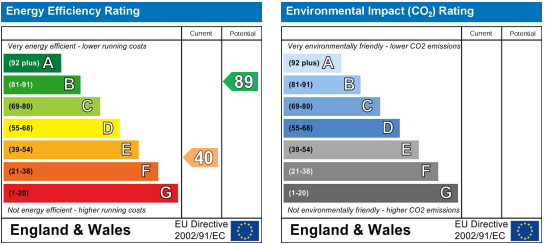
Floor Plan



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.