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## Carr Hill Avenue

Calverley, Pudsey, LS28 5QG

Offers In The Region Of £435,000



Council Tax: D



# 58 Carr Hill Avenue

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## Offers In The Region Of £435,000



- Extended family sized semi
- Recently refurbished throughout
- Stunning open-plan kitchen/diner
- Bi-fold doors to garden & decking
- Three first floor bedrooms
- New stylish family bathroom
- Impressive second floor roof conversion
- En-suite with walk-in shower
- Private driveway and detached garage
- Landscaped gardens with sun decking

Introducing an immaculate, recently refurbished Semi-detached house located at Carr Hill Avenue, Calverley. This beautifully presented property is ideal for families, situated within a sought-after location, offering excellent access to public transport, local amenities, green spaces, and picturesque walking and cycling routes. The home boasts an extended ground floor that features a stunning spacious, bright open-plan KITCHEN/DINER with integrated appliances, a kitchen island, Velux windows, LED lighting, new storage units, and bi-fold doors lead onto the rear decking, seamlessly blending indoor and outdoor living.

The generous Entrance HALL is bright and sunny, enhanced by a new composite door and practical understairs storage. The tastefully decorated LIVING room showcases a charming, exposed brick chimney and a large front bay window, perfect for relaxing or entertaining guests.

On the first floor, there are two DOUBLE bedrooms, one with a front bay window and the other offering scenic views, as well as a single bedroom ideal as a home office. The newly fitted FAMILY BATHROOM features a heated towel rail, a new suite, a bath, and a separate corner shower, while an additional contemporary shower room sits on the second floor. Upstairs, from the landing a staircase leads to an impressive room in the roof conversion, which could be used, by personal choice as a generous sized bedroom, benefiting from long distance views, LED lighting, this room is connected to a new SHOWER ROOM with a new suite and walk-in shower.

**BUILDING REGULATIONS DISCLAIMER-** Please note that alterations and/or building works have been carried out at the property. The current owner does not hold documentation confirming Building Regulations approval or completion certification for these works. Prospective purchasers should satisfy themselves regarding the nature of the works and their compliance with Building Regulations. Any buyer may wish to seek independent professional advice and/or make enquiries with the relevant Local Authority Building Control department prior to proceeding. Neither the seller nor the selling agent can confirm that the works have received Building Control sign-off, and no warranty or representation is given in this regard.

Externally, the property enjoys a well-established front garden with perennials, a private driveway, and access to a DETACHED garage. The garden extends to the side and rear, complemented by newly constructed wood SUN DECKING with extensive long-distance views—perfect for al fresco dining. This home has also been fully replastered and repainted, with new carpets and flooring throughout, creating a stylish and comfortable environment for modern family living.

Calverley, Leeds, is a picturesque village that blends historic charm with a welcoming community atmosphere, perfectly positioned between Leeds and Bradford. Surrounded by countryside yet within easy reach of the city, it offers excellent road links and nearby rail connections for commuters. The village is known for its characterful stone cottages, period terraces, and impressive detached homes, alongside tasteful modern developments. At its heart, Calverley boasts traditional pubs, independent cafés, and local shops, while Calverley Park and nearby woodlands provide plenty of space for walking, cycling, and outdoor activities. The community enjoys a strong village spirit, supported by well-regarded schools, sports clubs, and regular events. For those seeking a scenic, close-knit place to live with all the benefits of city access, Calverley is an ideal choice.

Tel: 0113 257 6198

## ENTRANCE HALL

## LIVING ROOM

14'3" x 12'9" (4.35 x 3.91)

## KITCHEN/DINER

20'0" x 19'10" (6.10 x 6.06)

## BEDROOM IN THE ROOF

18'6" x 14'0" (5.65 x 4.27)

## SHOWER-ROOM

9'3" x 7'9" (2.84 x 2.37)

## BEDROOM ONE

14'5" x 11'6" (4.40 x 3.53)

## BEDROOM TWO

12'1" x 11'3" (3.69 x 3.43)

## BEDROOM THREE

8'11" x 8'1" (2.73 x 2.48)

## HOUSE BATHROOM

8'5" x 8'5" (2.58 x 2.57)



## Road Map



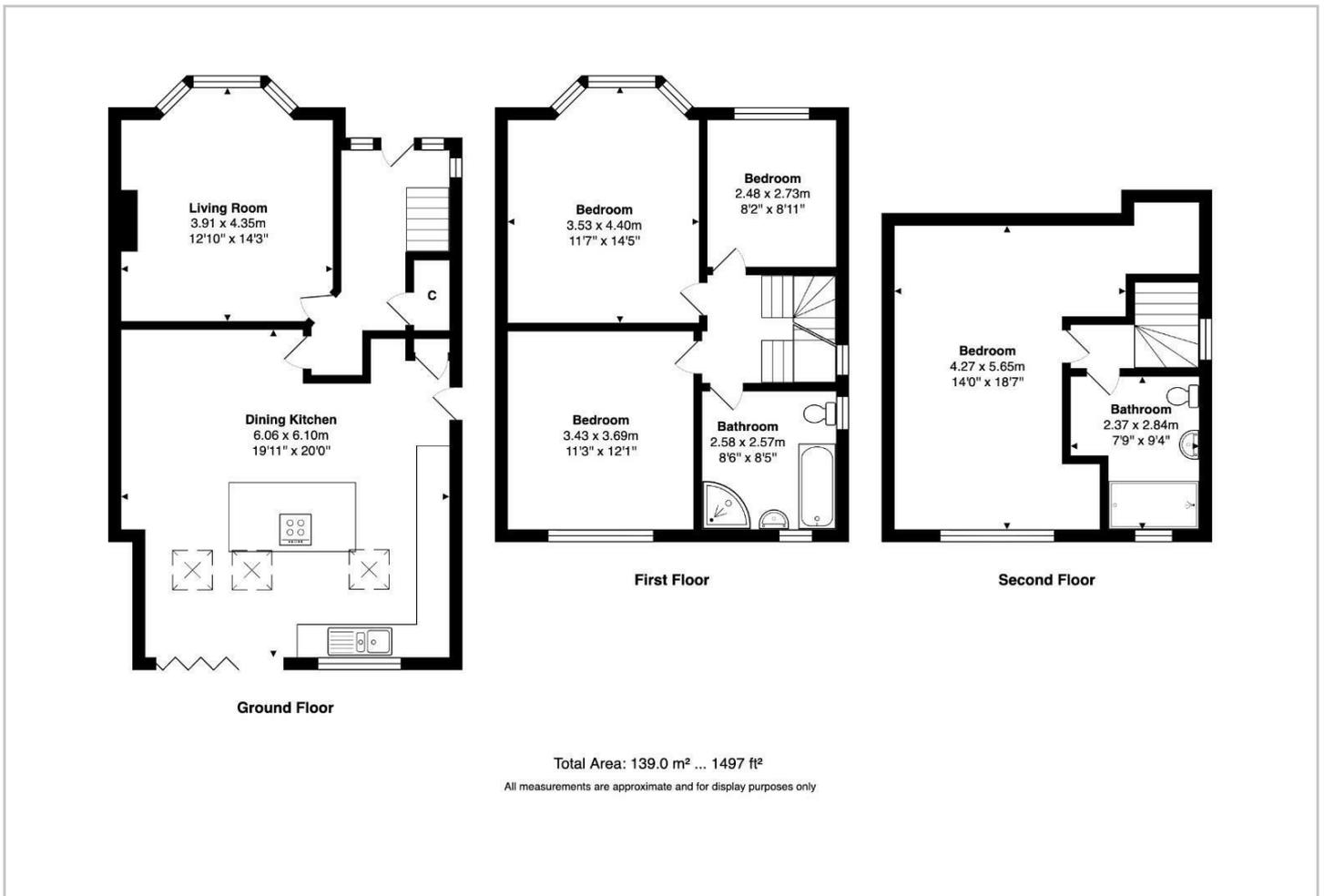
## Hybrid Map



## Terrain Map



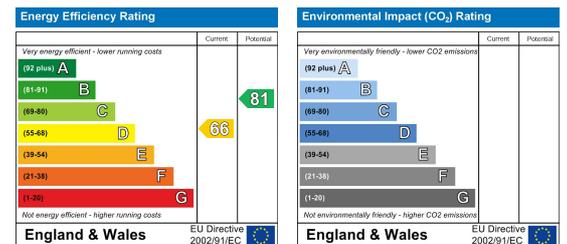
## Floor Plan



## 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.