

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Upper Carr Lane

Calverley, Pudsey, LS28 5QE

£415,000

 3  1  1  C  
Council Tax: C



# 64 Upper Carr Lane

Calverley, Pudsey, LS28 5QE

£415,000



- Substantially extended semi-detached home
- Immaculate finish inside and out
- Three charming bedrooms
- Jaw-dropping kitchen diner
- Desirable garden with sun terrace
- Serene field views
- Tasteful separate reception room
- Modern bathroom with bath and separate shower
- Off-street parking for three cars
- Sought-after Calverley location

Welcome, to this BEAUTIFULLY EXTENDED semi-detached house, a treasure in the heart of Calverley village. It's up for sale and offers an inviting blend of elegance, comfort, and style. This property boasts a sought-after location, with nearby schools, local amenities, and parks. Not to mention the serene FIELD VIEWS that are truly a sight to behold.

The house is lovingly adorned with STUNNING decor throughout and uniquely features a significant extension, adding a substantial amount of living space. It's perfect for families and couples, providing OFF-STREET PARKING for multiple cars and a gorgeous GARDEN to enjoy.

Upon entry, you're greeted by a separate LIVING ROOM that basks in the glow of south-facing sunshine. With beautiful decor, feature wall panelling, LOG BURNER, and plush carpet, this space is ready to accommodate the whole family for cosy evenings or entertaining guests.

The heart of this home is the show-stopper KITCHEN. This CONTEMPORARY designed space comes with quartz worktops, integrated appliances, a wine fridge and a double oven. The kitchen bathed in natural light from the dual Velux skylights, and even extends into an integrated playroom area. This space could even be turned into a separate utility to suit your needs. Anthracite bi-fold doors open to the SUN TRAP GARDEN on the decking area, making it an ideal social hub.

The property comprises THREE BEDROOMS. The main bedroom is a serene haven with tasteful panelling, lovely decor, and tranquil field views. The second bedroom is another carpeted double, offering elevated outlook to the rear. The third is a versatile single room, equally perfect as a HOME OFFICE or nursery to cater your family.

The MODERN BATHROOM features a heated towel rail, a tiled suite, a BATH, and a separate shower - all designed in a neutral and calming palette.

With an EPC rating of 'C' and a 'C' council tax band, this property is energy-efficient. The substantial extension, gorgeous garden, and DOWNSTAIRS W/C add an extra layer of convenience. This truly is a gem in the heart of Calverley village.

Tel: 0113 257 6198

## ENTRANCE HALL

## DOWNSTAIRS W/C

5'4" x 4'4" (1.65 x 1.34m)

## LIVING ROOM

11'10" x 11'7" (3.62 x 3.54m)

## DINING KITCHEN

24'2" x 25'0" (7.37 x 7.63m)

## LANDING

## BEDROOM ONE

10'6" x 10'7" (3.21 x 3.23m)

## BEDROOM TWO

10'6" x 9'4" (3.21 x 2.86m)

## BEDROOM THREE

7'4" x 7'8" (2.26 x 2.34m)

## BATHROOM

8'4" x 5'2" (2.55 x 1.60m)

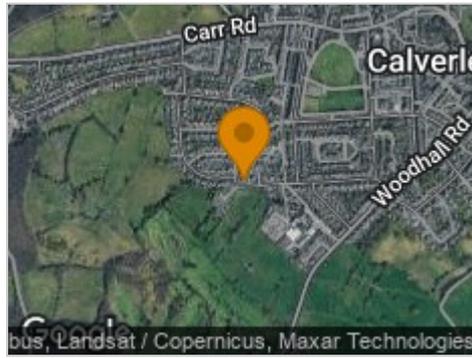
## GARDENS & DRIVE



## Road Map



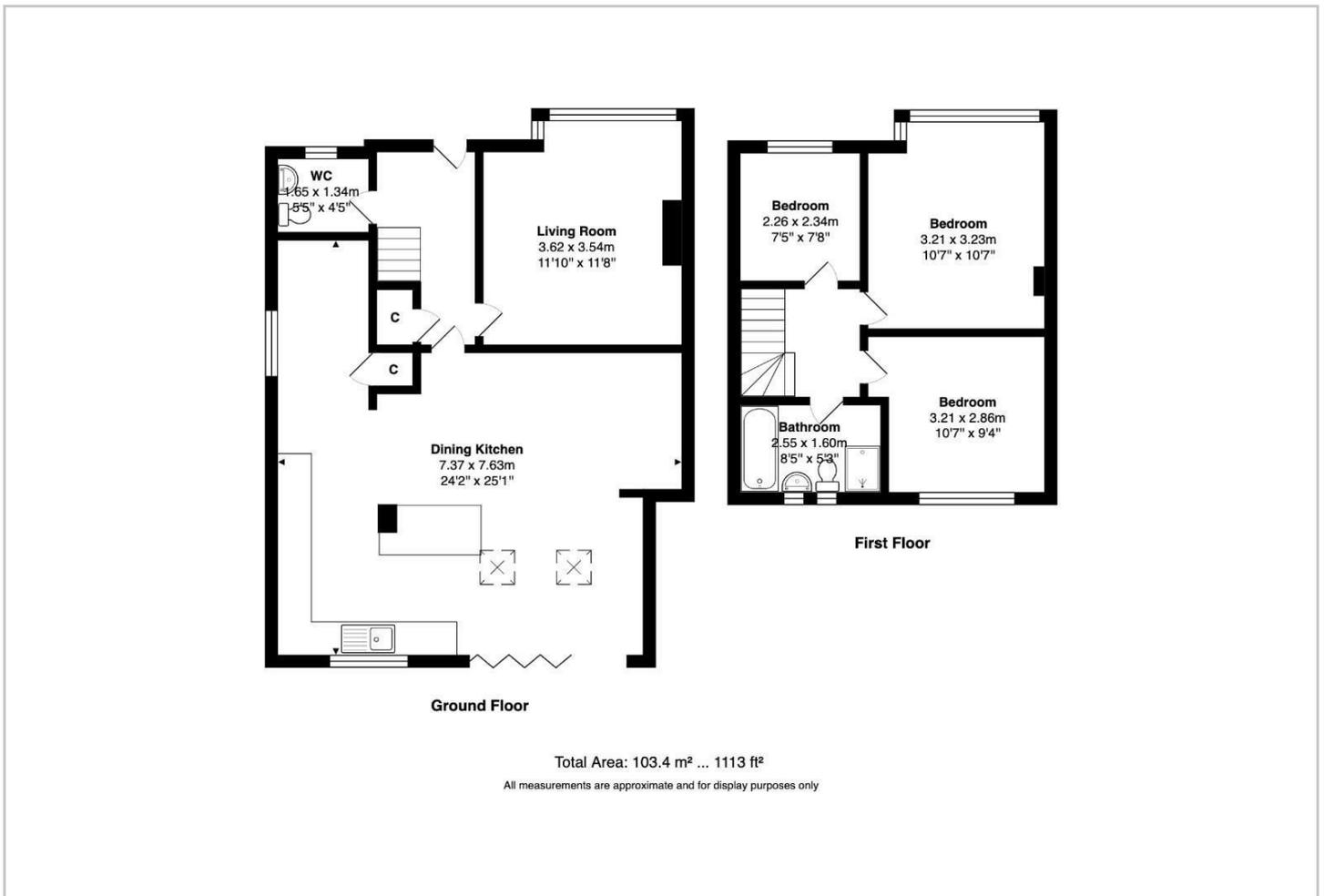
## Hybrid Map



## Terrain Map



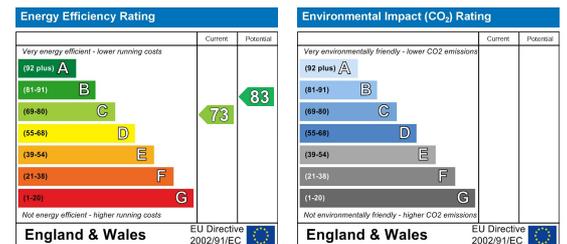
## Floor Plan



## 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.