



Carr Wood Way, Calverley Pudsey LS28 5UE

welcome to

Carr Wood Way, Calverley Pudsey

This is a rare opportunity to purchase a first-time-to-market home in a prime Calverley location. This lovely property boasts SPACIOUS ACCOMMODATION and is situated on a GOOD SIZED PLOT on a sought after CUL-DE-SAC. Offered for sale with NO ONWARD CHAIN, this is not to be missed!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Information

No Chain | Prime Calverley Location

Set within a sought-after cul-de-sac position, this three bedroom detached property presents a rare opportunity to acquire a much-loved family home offering excellent potential for modernisation. Owned by the same family since new build, the property has been well looked after throughout, providing a solid and well-maintained base for buyers looking to add their own style. Calverley is a consistently popular location, well regarded for its village feel, strong community, and easy access to surrounding towns and commuter

links. The property enjoys a peaceful position while remaining conveniently located for local amenities.

Hallway

Front entrance door leading to welcoming hallway.

Lounge

Spacious lounge featuring an electric fire and fitted carpet, creating a warm and comfortable living space.

Kitchen

Fitted kitchen with wall, drawer and base units, sink with drainer, plumbing for washer, pantry cupboard, extractor fan, pvc door to side.

Landing

Staircase rising to the first floor. Insulated loft.

Bedroom One

Staircase rising to the first floor. Insulated loft.

Bedroom Two

Well-proportioned Double Bedroom 2 featuring fitted carpet and ample space for a double bed, wardrobes, and bedside cabinets. A comfortable and versatile bedroom suitable for a range of uses.

Bedroom Three

Single bedroom with the benefit of built-in storage, providing a practical and well-organised living space. The room offers accommodation for a single bed and additional furniture, while the fitted storage maximises floor space and helps maintain a clutter-free environment. A versatile room suitable for use as a bedroom, nursery, study, or home office.

Bathroom

Copilot said:

Family bathroom fitted with a bath, wash hand basin and WC, providing a functional and comfortable space for everyday use. The room is well laid out and offers all the essential sanitary fittings, making it suitable for the needs of a family household.

Outdoor Space

Enclosed rear garden featuring Patio area ideal for outdoor seating and entertaining.

Lawned garden providing usable family space

Fenced boundaries offering privacy and security

Garage

Driveway providing off-street parking, leading to garage



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Carr Wood Way, Calverley Pudsey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three well proportioned bedrooms
- Detached family home

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY117245 - 0002

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