

# HUNTERS<sup>®</sup>

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## Victoria Street

Calverley, Pudsey, LS28 5PT

Offers In The Region Of £425,000



Council Tax: D



# 31 Victoria Street

Calverley, Pudsey, LS28 5PT

## Offers In The Region Of £425,000



- Detached 1930s bungalow, good condition
- Prime position overlooking Calverley Park
- Generous reception room plus sun room
- Two double bedrooms, flexible use
- Versatile upper floor office/guest room
- Ground floor wet room plus WC
- Enclosed south facing rear garden with lawn
- Garage plus multiple driveways
- Designed with accessibility in mind
- Excellent transport links to Leeds, Bradford

This two-bedroom DETACHED bungalow, built in 1938 is presented in good condition and now offered **\*\*for sale\*\*** in the sought-after village of Calverley, Pudsey. Enjoying an enviable position overlooking Calverley Park, the property benefits from green spaces, walking and cycling routes right on the doorstep, as well as convenient access to local amenities and nearby schools.

Inside, there are two reception rooms: a front room with bespoke fireplace, and views across the park, and a rear reception/sunroom with double doors opening to the enclosed rear garden, offering pleasant garden views and direct access outside. The bespoke fitted KITCHEN/DINER features granite worktops, generous storage, integrated appliances, ample dining space and good natural light, with double doors linking back to the main reception room.

Both bedrooms are doubles, with one providing flexibility to be used as a dining room if required. All doors have been designed with accessibility in mind. The ground floor wet room includes an electric shower, toilet and washbasin, while the first-floor WASHROOM/WC offers an additional toilet and washbasin. The upper floor provides a versatile extra room with Velux-style windows on three sides, suitable for home office or guest accommodation, and there is plenty of storage throughout.

Outside, there is an enclosed south facing rear garden laid mainly to lawn with low-maintenance borders, together with two driveways for off road parking suitable for 4 cars, leading to a detached garage, with electricity.

Calverley offers village shops, cafés and pubs, with regular bus links towards Leeds and Bradford. Nearby New Pudsey railway station provides services to Leeds in around 10–15 minutes and to Bradford Interchange in approximately 15–20 minutes, making this property well placed for commuting.

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

### KITCHEN/DINER

16'4" x 12'0" (5.00m x 3.68m)

### LIVING ROOM

14'3" x 12'0" (4.36m x 3.67m)

### BEDROOM

10'9" x 9'0" (3.29m x 2.76m)

### BEDROOM

14'0" x 9'1" (4.27m x 2.78m)

### WET ROOM

6'6" x 5'6" (2.00m x 1.68m)

### SUN ROOM

15'11" x 9'0" (4.86m x 2.75m)

### VERSATILE ROOM IN THE ROOF

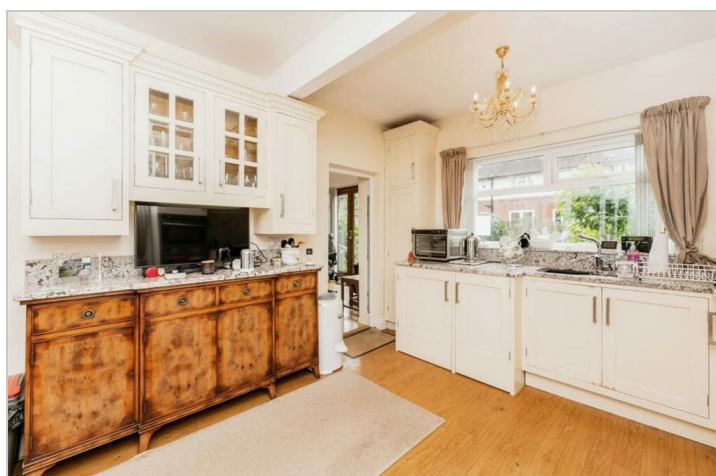
17'0" x 10'4" (5.20m x 3.16m)

### WASHROOM/WC

5'1" x 4'8" (1.56m x 1.44m)

### STORE ROOM

9'6" x 4'8" (2.90m x 1.44m)



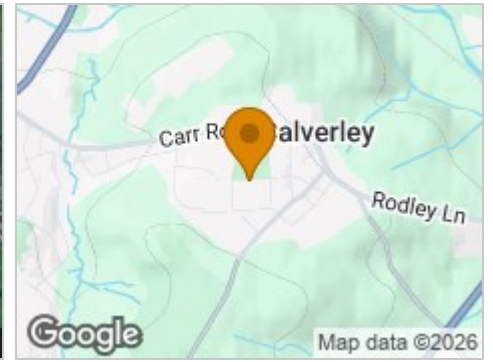
## Road Map



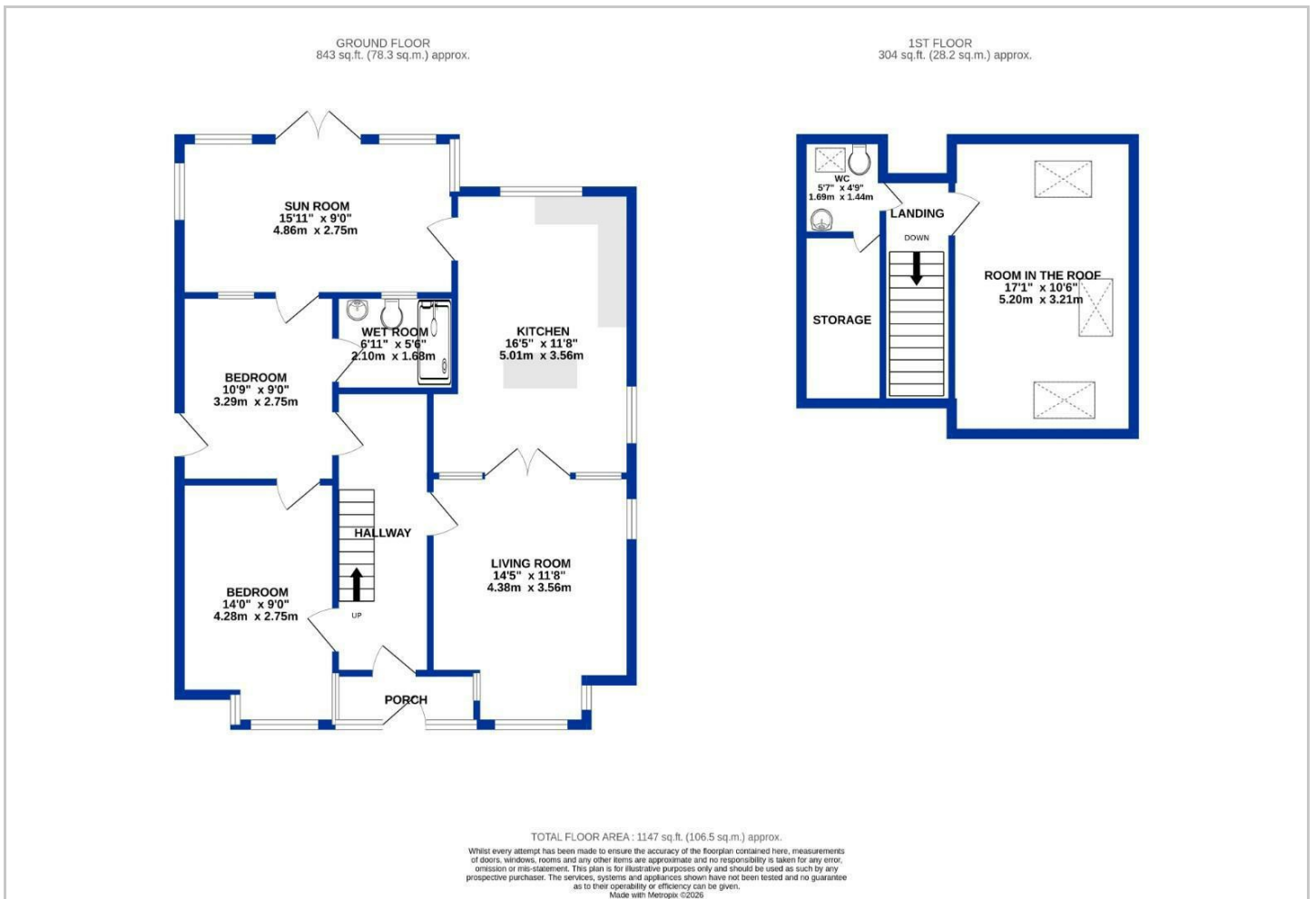
## Hybrid Map



## Terrain Map



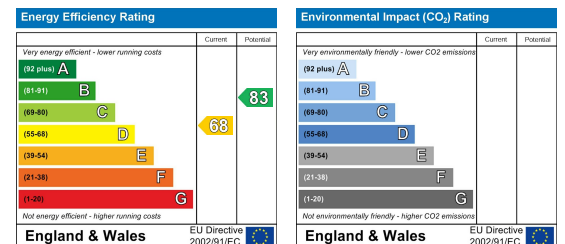
## Floor Plan



## 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.

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