

HUNTERS[®]

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Woodhall Court

Calverley, Leeds, LS28 5UY

Offers In The Region Of £325,000



Council Tax: D



5 Woodhall Court

Calverley, Leeds, LS28 5UY

Offers In The Region Of £325,000



- Chain free and recently modernised!
- Three bedroom detached bungalow
- Quiet cul-de-sac position with no through traffic
- Contemporary kitchen with integrated appliances
- Excellent driveway parking and detached garage
- Two double bedrooms with fitted storage
- Versatile third bedroom/study
- Stylish & accessible shower room
- Landscaped rear garden with resin drive & seating area
- Sought-after Calverley Village location

A fully modernised, ready-to-move-into detached bungalow, offered to the market chain free and enjoying excellent parking, garage space and well-planned storage throughout, all set within a quiet cul-de-sac in the heart of Calverley Village.

Approached via a modern resin driveway with block-paved edging, the property immediately sets the tone, providing off-street parking for multiple vehicles and leading to a large detached garage with power and up-and-over door. Tucked away with no through traffic, the position offers a real sense of peace and privacy.

Entered via a composite door into a welcoming porch, the home opens into a spacious lounge and dining room, enjoying dual aspect light and centred around a feature marble fireplace with gas fire. This is a brilliant main living space, offering plenty of room to relax as well as dine and entertain.

Positioned to the side of the property, the kitchen has been finished to a high standard with sleek handleless units, quartz-style worktops and wood-effect flooring. Integrated appliances include an oven, induction hob and fridge freezer, with additional space for further appliances. A side access door and window provide both practicality and excellent natural light.

There are two well-proportioned double bedrooms, both benefitting from fitted storage, with the principal bedroom featuring a full wall of wardrobes and integrated units. A third room to the front offers excellent flexibility, ideal as a home office, occasional guest room or single bedroom.

The accommodation is completed by a stylish and recently updated shower room, finished with contemporary tiling, a large walk-in shower with rain head, vanity storage and chrome heated towel rail, creating a clean, modern feel.

Externally, the rear garden has been thoughtfully landscaped to provide a low-maintenance yet attractive space, with a resin seating area leading up to a lawn, enclosed by mature planting and a characterful Yorkshire stone wall. There is also secure gated access and direct access into the garage.

Calverley remains one of the most desirable village locations in West Leeds, offering a strong community feel alongside excellent connectivity. With easy access to both Leeds and Bradford, nearby train stations and a range of local amenities, schools and green spaces, it continues to be a firm favourite for buyers looking to balance lifestyle and convenience.

Tel: 0113 257 6198

KITCHEN

8'6" x 7'3" (2.60m x 2.23m)

LIVING ROOM

19'2" x 15'9" (5.86m x 4.81m)

BEDROOM ONE

12'9" x 10'5" (3.90m x 3.18m)

BEDROOM TWO

8'10" x 8'6" (2.70m x 2.60m)

BEDROOM THREE / STUDY

8'3" x 7'3" (2.54m x 2.21m)

BATHROOM

6'5" x 5'4" (1.97m x 1.64m)

GARAGE

GARDENS & DRIVE



Road Map



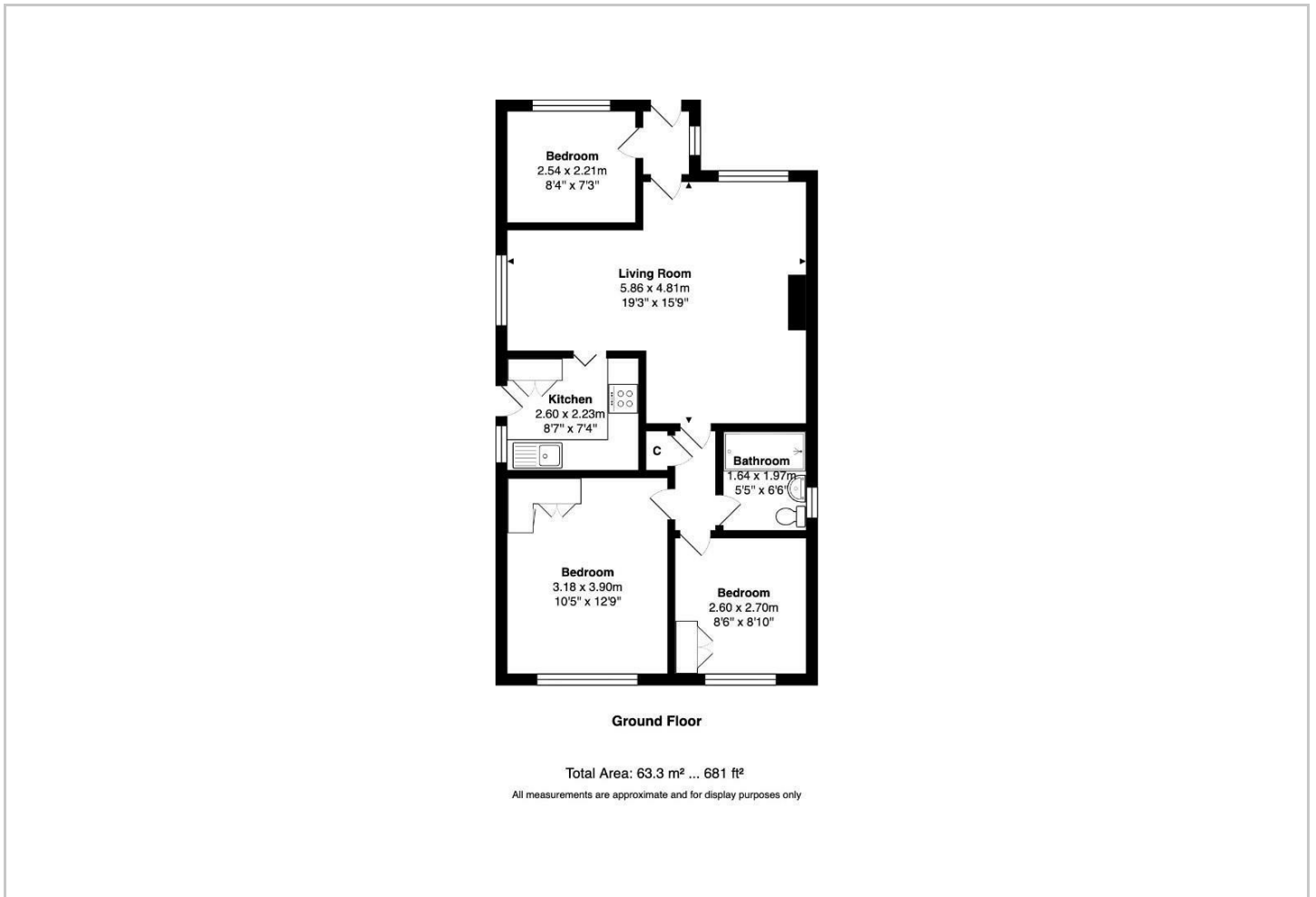
Hybrid Map



Terrain Map



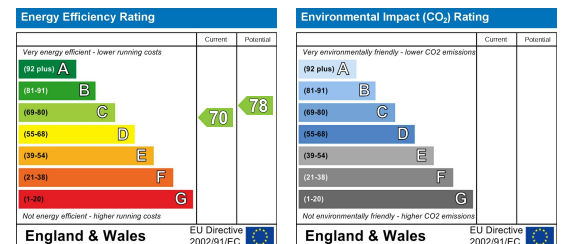
Floor Plan



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.