

# HUNTERS<sup>®</sup>

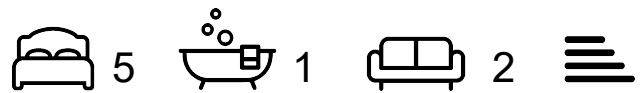
HERE TO GET *you* THERE



## Carr Road

Calverley, Pudsey, LS28 5RT

£2,200 Per Month



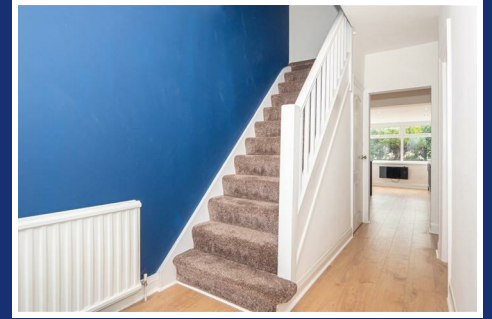
Council Tax: D



# 97 Carr Road

Calverley, Pudsey, LS28 5RT

£2,200 Per Month



- Semi Detached
- Recently refurbished throughout
- NEW fitted kitchen
- NEW fitted bathroom
- Five newly carpeted bedrooms
- Generous gardens
- Off Street parking
- Garage

Recently refurbished five-bedroom semi-detached home is to let in a highly convenient LS28 location, offering generous and versatile accommodation ideal for families or professionals.

Finished to a high standard throughout, the property has been thoughtfully updated to create a modern, ready-to-move-into home. The ground floor features a spacious reception room, alongside a contemporary kitchen fitted with sleek units, ample worktop space and room for appliances. The layout flows well for everyday living and entertaining alike.

Across the upper floors, the property offers five well-proportioned bedrooms, providing excellent flexibility for growing families, home working or sharers. The accommodation is complemented by a modern bathroom suite, finished in a clean and stylish design.

Externally, the property benefits from outdoor space to the rear, offering a private area to enjoy during the warmer months.

Situated in a popular residential area, the home is ideally placed for local schools, shops and amenities, with excellent transport links nearby for commuting.

**KITCHEN**  
17'6" x 8'8"  
(5.34m x 2.65m)

**LIVING ROOM**  
15'5" x 11'10"  
(4.70m x 3.63m)

**DINING ROOM**  
21'0" x 9'9"  
(6.41m x 2.99m)

**BEDROOM ONE**  
12'3" x 11'10"  
(3.75m x 3.63m)

**BEDROOM TWO**  
11'11" x 9'9"  
(3.64m x 2.99m)

**BEDROOM THREE**  
15'11" x 8'0"  
(4.86m x 2.45m)

**BEDROOM FOUR**  
8'3" x 8'0"  
(2.53m x 2.45m)

**BEDROOM FIVE**  
7'11" x 6'7"  
(2.43m x 2.02m)

**BATHROOM**  
8'8" x 8'3"  
(2.65m x 2.53m)

**GARAGE**  
24'8" x 9'1"  
(7.54m x 2.77m)



## Road Map



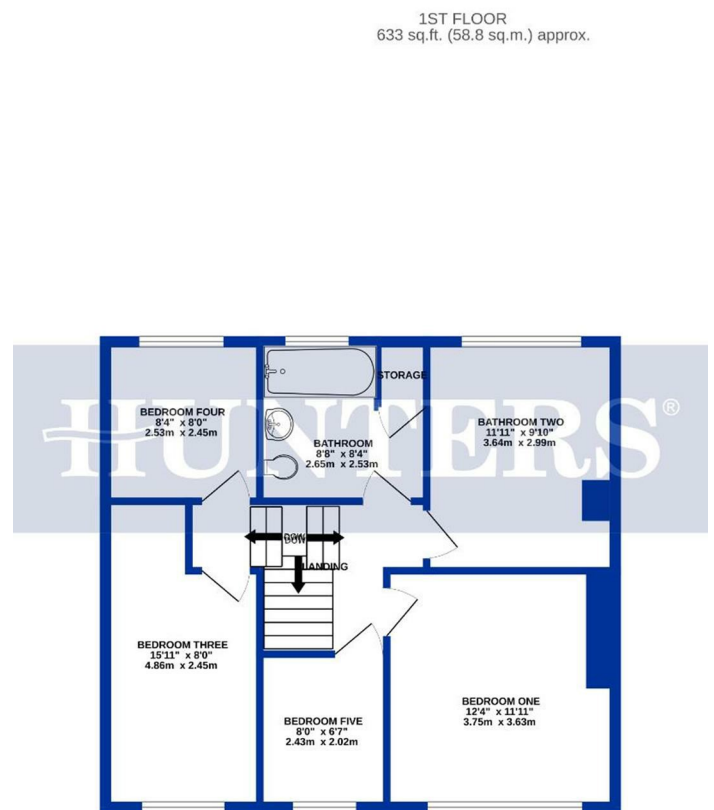
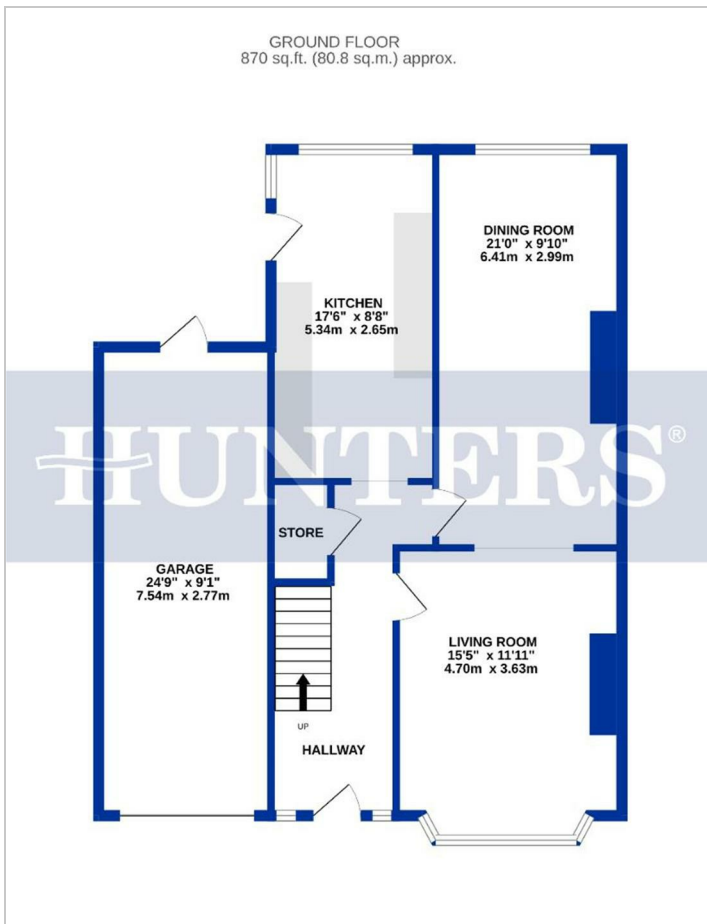
## Hybrid Map



## Terrain Map



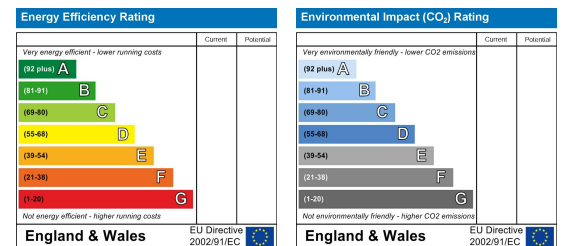
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Lettings Office on 01132576198 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.