HUNTERS®

HERE TO GET *you* THERE

Hollin Park Road

Calverley, Pudsey, LS28 5PU

£250,000

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Council Tax: A

15 Hollin Park Road

Calverley, Pudsey, LS28 5PU

£250,000

- HIGHLY SOUGHT AFTER LOCATION
- WELL PROPORTIONED ROOMS
- THREE BEDROOMS
- OFF STREET PARKING
- MODERN KITCHEN / DINER
- OPPORTUNITY TO MAKE IT YOUR OWN
- MID TERRACE WITH ACCESS TO REAR GARDEN
- OUTSIDE STORAGE

Entering the property, you are welcomed into a light and bright entrance hallway with tiled flooring and useful under stairs storage, helping to keep the space practical and clutter-free.

To the front is a spacious lounge, where a large window allows plenty of natural light into the room.
The property would benefit from some cosmetic updating, giving the next owner an excellent opportunity to personalise the accommodation to their own taste.

A real standout feature of the home is the sleek, modern kitchen, which has already been updated and is finished with stylish navy-blue units and wood-effect worktops. Offering plenty of storage and work surface space, the kitchen flows through to the dining area, where double doors open directly onto the rear garden. This creates a superb social space for entertaining and provides a great connection between the indoor and outdoor areas.

To the first floor are three well-proportioned bedrooms. The principal bedroom is positioned to the front and benefits from fitted wardrobes and blinds, while the second bedroom to the rear includes a useful built-in storage cupboard. The third bedroom, also positioned to the front, offers excellent versatility and is currently used as a home office.

The family bathroom completes the first-floor accommodation and is fitted with a bath with shower over, wash hand basin and WC. Loft access is available from the landing via a pull-down ladder, with the loft being partially boarded to provide additional storage space.

Externally, the property benefits from pebble and shingle off-street parking to the front, together with a pathway leading to a shared access ginnel through to the rear garden.

The rear garden is fully enclosed with fencing and gated access and has been designed with low maintenance in mind, being predominantly paved. Two brick-built external stores provide excellent additional storage for bicycles, garden equipment and everyday items.

Hollin Park Road represents an exciting opportunity for buyers looking for a well-proportioned home in a highly sought-after Calverley location. With a modern kitchen already in place and scope to cosmetically improve the remainder of the property, it offers a fantastic blank canvas to personalise, enhance and potentially add value over time.

Early viewing is highly recommended to appreciate the space, potential and location this property has to offer.

Tel: 0113 257 6198

DINING KITCHEN
20'9" x 8'6" (6.33m x 2.61m)

LIVING ROOM
14'1" x 11'11" (4.30m x 3.64m)

BEDROOM ONE
13'4" x 11'10" (4.07m x 3.63m)

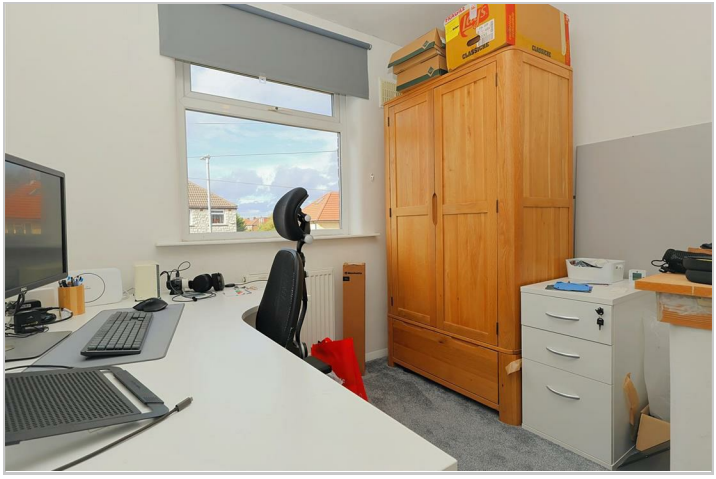
BEDROOM TWO
13'4" x 8'11" (4.07m x 2.74m)

BEDROOM THREE
9'3" x 8'11" (2.83m x 2.74m)

BATHROOM
9'3" x 5'6" (2.83m x 1.70m)

STORE
7'11" x 4'10" (2.42m x 1.48m)

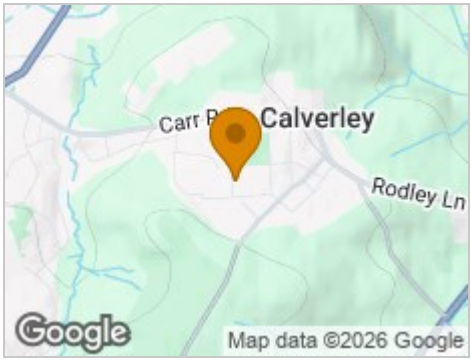
STORE
4'3" x 2'6" (1.31m x 0.77m)



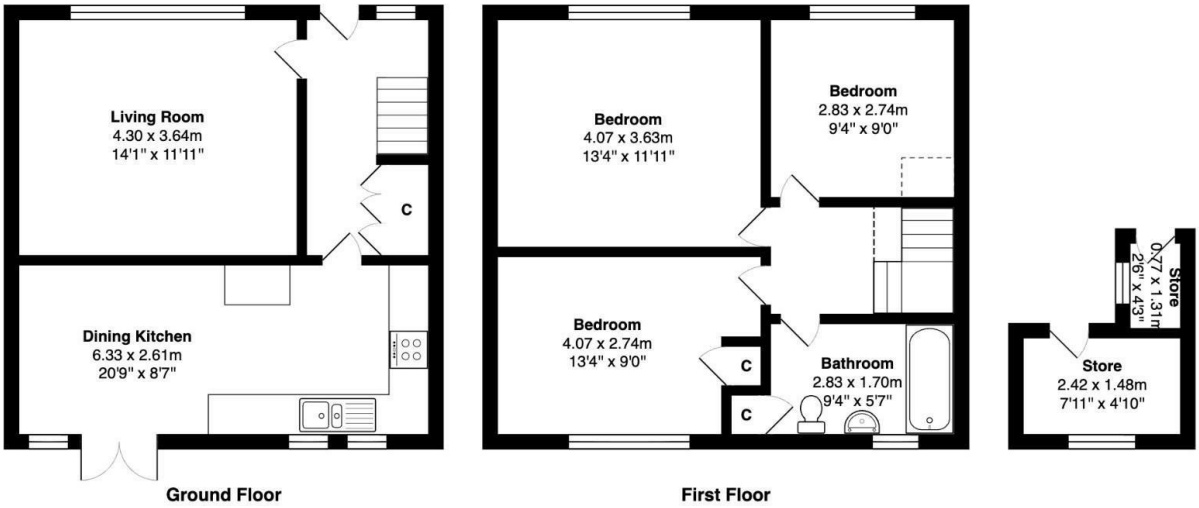
Road Map

Hybrid Map

Terrain Map



Floor Plan



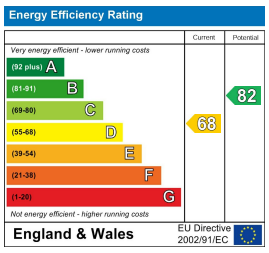
Total Area: 90.6 m² ... 975 ft²

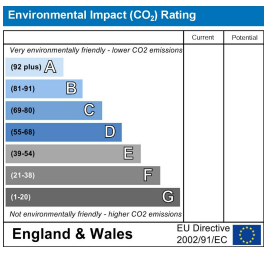
All measurements are approximate and for display purposes only

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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