HUNTERS®

HERE TO GET *you* THERE

Carr Hill Road

Calverley, Pudsey, LS28 5PZ

Guide Price £340,000

3 1 2 D

Council Tax: D

49 Carr Hill Road

Calverley, Pudsey, LS28 5PZ

Guide Price £340,000

- SUPERB SEMI DETACHED
- MOVE IN READY
- MODERN KITCHEN
- STUNNING REAR GARDEN - SOUTHERLY FACING
- THREE BEDROOMS
- PAVED DRIVEWAY / CAR PORT AND GARAGE
- SOUGHT AFTER LOCATION

Set along one of Calverley's most desirable residential streets, this impressive home perfectly combines traditional character with stylish and practical modern living. Ideally suited to families, professional couples or those looking to settle within this ever-popular village, the property offers generous accommodation, excellent outdoor space and further potential to adapt as requirements change.

The property immediately creates a welcoming first impression, with attractive kerb appeal, a neatly maintained front garden and a brick-paved driveway providing off-street parking for multiple vehicles. A substantial covered car port runs alongside the house and leads through towards the detached garage, offering excellent flexibility for additional parking, storage or everyday outdoor use.

Stepping inside, the entrance hallway is bright and inviting, with attractive wood flooring continuing through much of the ground floor. Positioned at the front of the home is a spacious reception room, where a generous bay window allows natural light to flood the space and creates a comfortable setting in which to relax and unwind.

To the rear is a sleek and contemporary fitted kitchen, thoughtfully designed to provide ample storage and preparation space for day-to-day living. Sliding doors open into the extended dining room, a superb addition to the home with dual-aspect windows overlooking the garden. This bright and sociable space is ideal for family mealtimes, entertaining guests or simply enjoying the changing seasons and garden outlook.

To the first floor are three well-proportioned bedrooms. Bedroom one is a generous front-facing double bedroom and benefits from fitted wardrobes, providing excellent built-in storage without compromising the available floor space. The second double bedroom overlooks the rear garden and includes useful cupboard space, while bedroom three offers superb flexibility as a child's bedroom, nursery, dressing room or dedicated home office. The accommodation is completed by a stylish modern shower room with contemporary fittings and a walk-in shower enclosure.

The rear garden is undoubtedly one of the standout features of this wonderful home. Enjoying a desirable southerly facing aspect, the garden offers an abundance of sunlight throughout the day and has been lovingly established to create a truly impressive outdoor retreat. Mature planted borders bring colour and interest, while the generous lawn and patio areas provide plenty of room for outdoor seating, entertaining, children's play and summer dining.

Towards the far end of the garden are raised allotment-style planters, ideal for growing vegetables, herbs and seasonal produce, together with a greenhouse and further established planting. The detached garage provides valuable storage and workshop space, with the overall garden offering an exceptional combination of practicality, privacy and natural beauty.

The property is ready to move into and enjoy, while also presenting exciting potential for a future side, rear or loft extension, subject to the necessary planning permissions and building regulations. This gives the home the ability to grow alongside its next owners and provides an opportunity to further enhance both the accommodation and long-term value.

Calverley remains one of West Leeds most sought-after villages, admired for its attractive surroundings, strong community atmosphere and excellent range of local amenities. The village offers a selection of independent shops, welcoming pubs, cafés and everyday conveniences, while families are particularly well served by highly regarded local schooling, including Calverley Church of England Primary School.

The surrounding countryside, Calverley Woods and nearby Leeds and Liverpool Canal provide excellent opportunities for walking, cycling and outdoor recreation. The property is also well placed for access to both Leeds and Bradford, with convenient road links and Apperley Bridge railway station offering useful connections for commuters.

A truly special home in a prime Calverley location, combining stylish interiors, flexible accommodation and an exceptional southerly facing garden. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

Tel: 0113 257 6198

KITCHEN
18'1" x 7'10" (5.53m x 2.40m)

LIVING ROOM
13'7" x 11'9" (4.16m x 3.60m)

GARDEN ROOM
9'8" x 7'1" (2.97m x 2.18m)

HALL
11'9" x 5'9" (3.60m x 1.77m)

BEDROOM ONE
12'1" x 10'6" (3.69m x 3.21m)

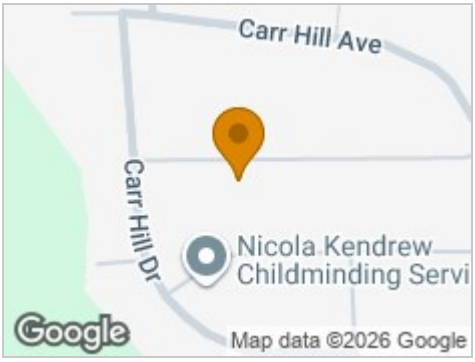
BEDROOM TWO
10'6" x 9'4" (3.21m x 2.87m)

BEDROOM THREE
7'5" x 7'3" (2.27m x 2.22m)

BATHROOM
6'3" x 5'4" (1.93m x 1.63m)

GARAGE
15'10" x 8'3" (4.85m x 2.53m)

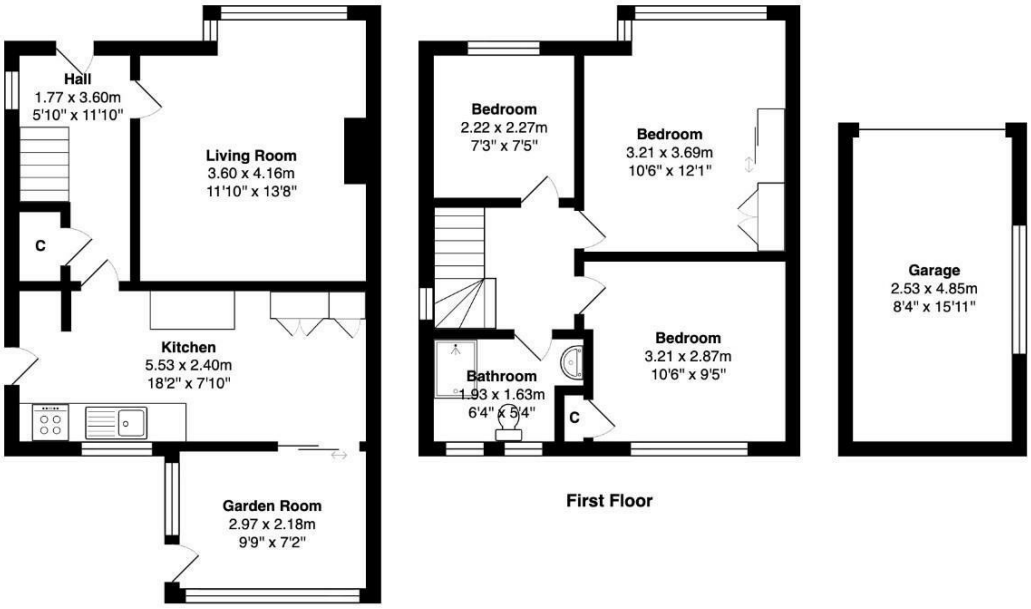
Road Map



Hybrid Map

Terrain Map

Floor Plan



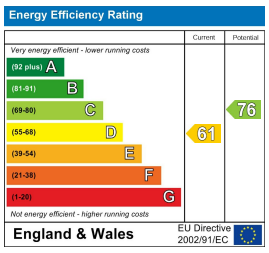
Total Area: 90.5 m² ... 974 ft²

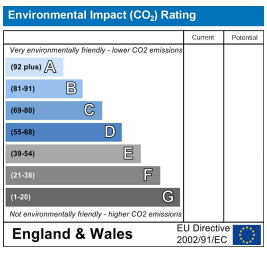
All measurements are approximate and for display purposes only

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.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com