

# HUNTERS<sup>®</sup>

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## Salisbury Place

Calverley, Pudsey, LS28 5PX

Offers Over £170,000



Council Tax: B



# 23 Salisbury Place

Calverley, Pudsey, LS28 5PX

## Offers Over £170,000



- Chain-free sale!
- Two double bedroom
- Nearby the sought-after Victoria park
- Beautiful reception room with real flame gas fire
- Quiet no-through road position
- Modern kitchen with breakfast bar and garden access
- Recently refurbished bathroom with separate bath and shower
- Decked rear seating area with garden shed
- Boarded loft with pull-down ladder providing additional storage
- Council tax band B

this well-presented two-bedroom terraced home enjoys a fantastic position in the sought-after village of Calverley, with Victoria Park quite literally on the doorstep, offering green space, play areas and pleasant walking routes. The setting provides a wonderful village feel, while still benefiting from excellent transport links, making it an ideal purchase for first-time buyers, couples and investors seeking a home that balances charm with convenience.

Set on a quiet no-through road, the property is entered via a small entrance hallway leading through to the reception room, which enjoys a peaceful outlook to the front. This welcoming space features tasteful décor, ceiling coving and dado rail detailing, along with a real flame gas fire set within a granite inset and hearth, creating a cosy focal point.

The kitchen offers a range of wood-effect wall and base units complemented by tiled splashbacks, with an electric oven, gas hob and practical breakfast bar. There is also useful built-in under-stair storage and direct access out to the rear garden.

Upstairs, the principal bedroom is a well-proportioned double featuring fitted mirrored wardrobes, a characterful cast iron fireplace and neutral décor. The second double bedroom sits to the rear of the home and also benefits from fitted mirrored wardrobes and a pleasant outlook.

The bathroom has been recently refurbished and is fitted with a stylish modern suite incorporating a bath, separate corner shower enclosure, white WC and wash basin, complemented by contemporary tiling and a chrome heated towel rail.

Externally, the property benefits from shared access rights to both the front and rear elevations, typical for properties of this style, allowing convenient access to the rear garden. To the front there is a small lawned area, while the rear features a decked seating space ideal for outdoor relaxation, along with a useful garden shed.

Additional practical benefits include gas central heating with a recently installed boiler, PVCu double glazing, and a boarded loft with pull-down ladder providing useful additional storage. Council Tax Band B

Calverley village centre is also nearby, offering a range of local amenities including shops, cafés and pubs, along with a choice of well-regarded schools.

Overall, the property is in good condition and ready to move into, offering a fantastic opportunity to purchase a well-located home in a popular residential setting.

## KITCHEN

13'4" x 6'4" (4.08m x 1.94m)

## LIVING ROOM

13'4" x 12'10" (4.08m x 3.93m)

## BEDROOM ONE

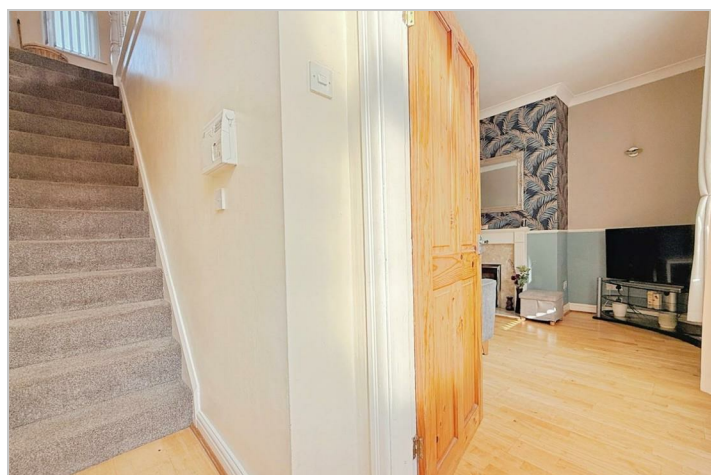
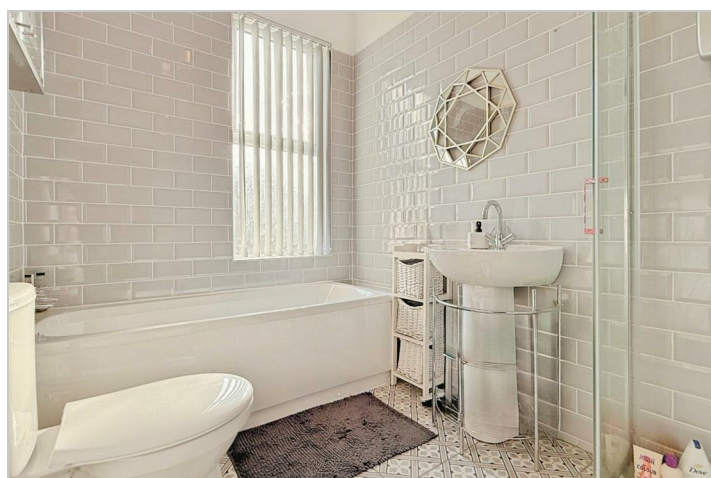
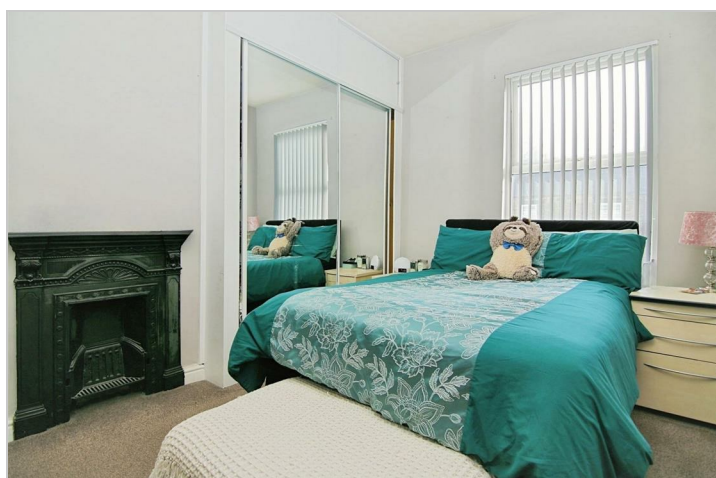
12'0" x 10'2" (3.66m x 3.12m)

## BEDROOM TWO

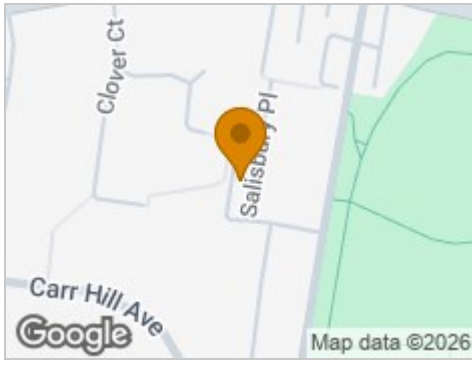
10'9" x 7'5" (3.28m x 2.27m)

## BATHROOM

8'7" x 5'10" (2.64m x 1.78m)



## Road Map



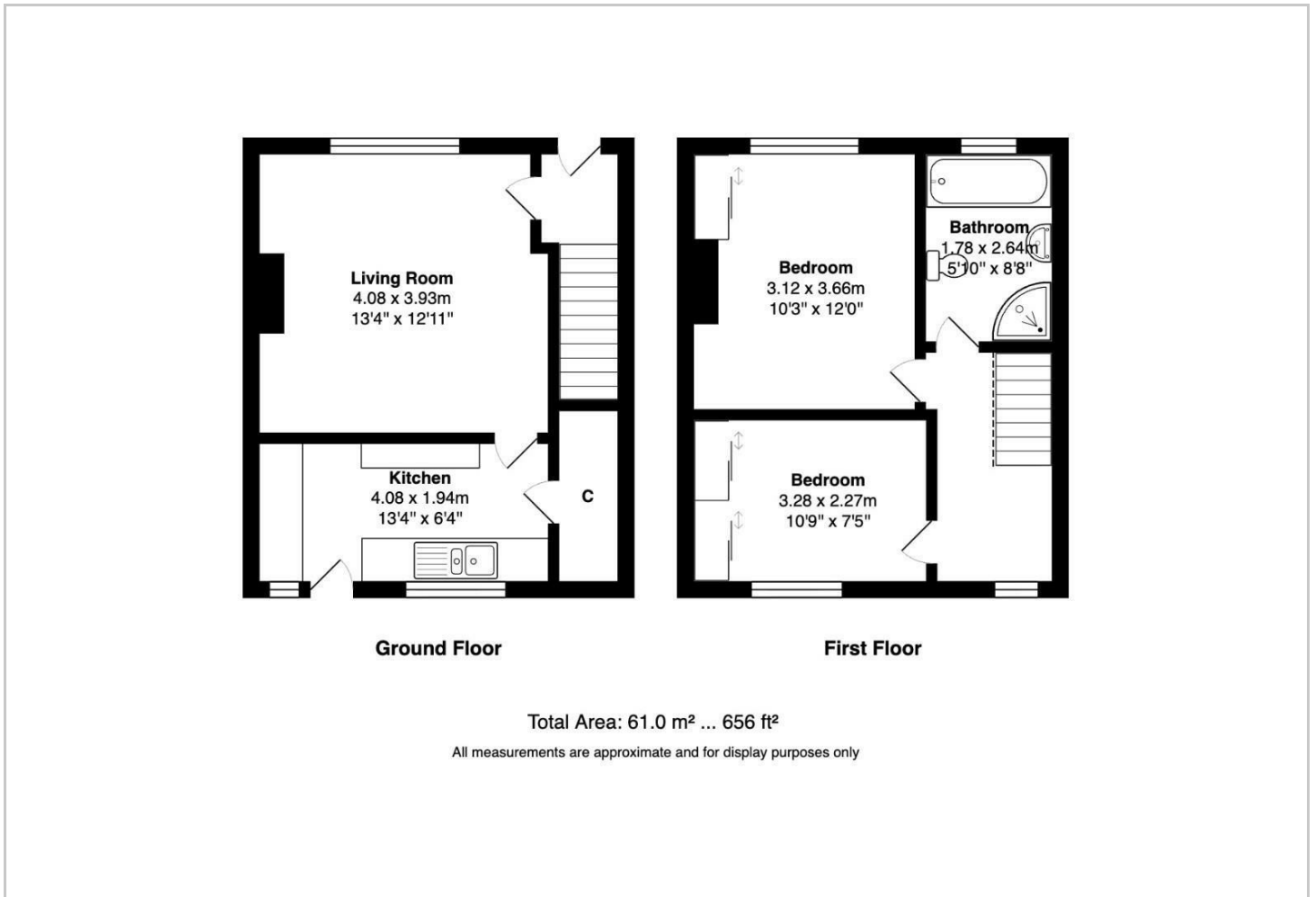
## Hybrid Map



## Terrain Map



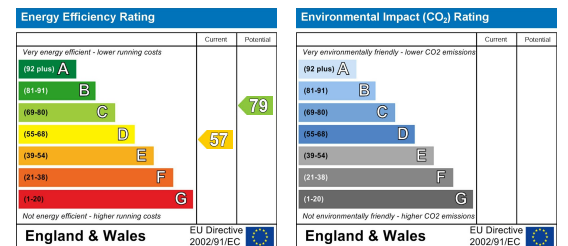
## Floor Plan



## 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.