

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Carr Wood Close

Calverley, LS28 5UB

£340,000



Council Tax: D



# 6 Carr Wood Close

Calverley, LS28 5UB

£340,000



- BEAUTIFULLY PRESENTED THROUGHOUT
- SLEEK MODERN BATHROOM
- LOW MAINTENANCE GARDEN
- DRIVEWAY AND GARAGE
- CUL DE SAC LOCATION
- DETACHED
- THREE BEDROOMS
- POTENTIAL TO EXTEND (subject to planning permission)
- EV CHARGING POINT

The current vendors have lovingly updated and modernised the property throughout, which is clear to see upon inspection. The home has been thoughtfully improved while retaining a warm and welcoming feel, with features including a beautiful oak wood banister, updated boiler and radiators, which still benefit from remaining warranty, and a part-boarded loft providing useful storage space. An EV charging point is conveniently positioned to the right-hand side of the property, just beyond the gated driveway.

The property is well placed for a range of local amenities, including shops, schools, green spaces and transport links, making it a convenient and appealing location for family life.

Upon entering the property, you are welcomed into an entrance hallway with an attractive oak wood banister, setting the tone for the quality of the home. The hallway leads through to a spacious lounge, a bright and inviting room which benefits from a large picture window, allowing plenty of natural light to flow through and creating a lovely space for relaxing with the family.

Double doors open into the dining room, which leads directly into the conservatory. This layout offers fantastic flexibility, with the option to enjoy three individual rooms or open the space up to create a large, sociable living and entertaining area that connects seamlessly to the garden. The conservatory also benefits from a solid insulated roof, making it a more practical and comfortable space to enjoy throughout the year. It is perfect for family gatherings, entertaining guests or enjoying summer days with the doors open to the outside space.

The separate kitchen offers a good range of storage, along with a side entrance and a useful pantry, adding further practicality to the home.

To the first floor are three well-proportioned bedrooms. The main bedroom is positioned to the front of the property and benefits from modern fitted wardrobes, while the second bedroom overlooks the delightful rear garden. The third bedroom is currently used as an office space, making it ideal for home working, a nursery or a single bedroom.

The family bathroom is sleek and modern, fitted with a white suite comprising a bath with shower over, WC, wash basin with vanity unit and a heated towel rail.

The loft is part-boarded, providing excellent additional storage space.

Externally, the front of the property offers superb kerb appeal, with a paved driveway providing off-street parking, a planted flower bed and large gates to the side. The gated access makes the outside space feel enclosed and secure, ideal for children and pets, and leads down the side of the property to the garage.

To the rear is an enclosed, stylish and low-maintenance garden, featuring an Indian stone patio, artificial lawn and raised flower beds. This creates a lovely outdoor space to relax, unwind and entertain, while still being practical and safe for children and pets to play.

This superb family home will not disappoint. Beautifully presented, versatile and ready to move straight into, Carr Wood Close is one not to be missed. Early viewing is highly recommended.

Tel: 0113 257 6198

## KITCHEN

10'1" x 6'10" (3.08m x 2.09m)

## LIVING ROOM

13'5" x 12'7" (4.10m x 3.84m)

## DINING ROOM

10'1" x 8'7" (3.08m x 2.63m)

## CONSERVATORY

8'8" x 7'10" (2.65m x 2.40m)

## HALLWAY

5'6" x 4'10" (1.69m x 1.48m)

## BEDROOM ONE

11'7" x 9'0" (3.55m x 2.75m)

## BEDROOM TWO

9'10" x 9'4" (3.00m x 2.86m)

## BEDROOM THREE

8'8" x 6'5" (2.66m x 1.96m)

## BATHROOM

6'0" x 5'5" (1.85m x 1.67)



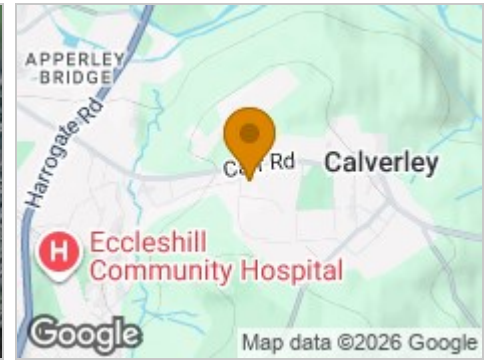
## Road Map



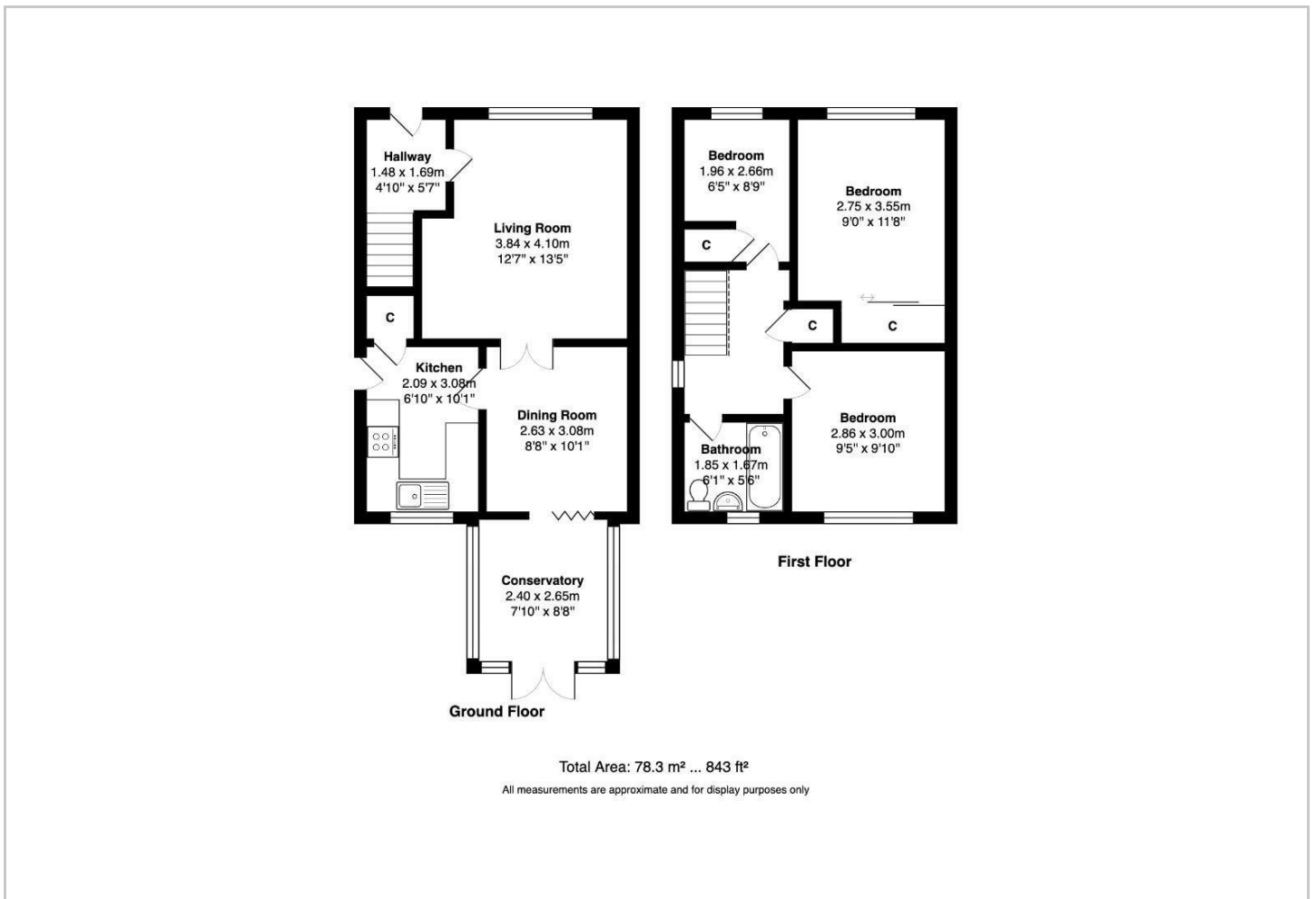
## Hybrid Map



## Terrain Map



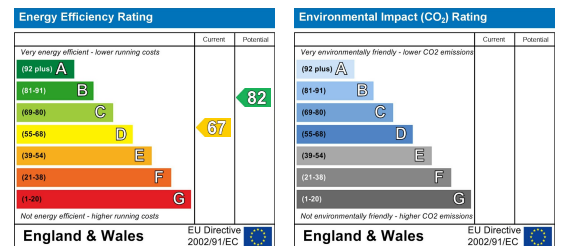
## Floor Plan



## 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.