

# HUNTERS®

HERE TO GET *you* THERE



**Woodhall Road**  
Calverley, Pudsey, LS28 5PW

£249,995

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Council Tax: C



# 94 Woodhall Road

## Calverley, Pudsey, LS28 5PW

£249,995



- Attractive Through Terraced
- Three well-sized bedrooms
- Spacious reception room with bay window
- Modern kitchen with integrated appliances
- Conservatory/garden room extension with LED lighting
- Refurbished modern bathroom
- Landscaped rear garden
- Off-road parking for two cars
- Nearby schools and village amenities

A charming terraced home in this sought after village, with contemporary features, spacious rooms, a modern kitchen/diner and bathroom, plus a landscaped garden, ideal for families and couples looking for a comfortable and convenient lifestyle.

Welcome to this charming mid terraced home, currently listed for sale. This neutrally decorated property boasts a plethora of features that cater to a comfortable and convenient lifestyle, ideally suited for families and couples alike.

Step inside the entrance hall to find a spacious LIVING room, accentuated with a squared front bay window that bathes the space in ample natural light. The home prides itself on its three well-sized BEDROOMS - two doubles and a single. Each room is spacious, with the third bedroom offering the flexibility of a home office and access to loft space.

The heart of the home is undoubtedly the modern KITCHEN/DINER. This culinary haven not only features an integrated oven/hob, but also offers space for a fridge and dishwasher. The dining space is perfect for family meals, and ample storage units, a utility cupboard with space for the washer, and under-stair storage add to its functionality.

A newly refurbished BATHROOM with a heated towel rail, vanity style sink, tiled walls, and LED lighting exudes a modern appeal. Adding to the charm of this property is a conservatory/garden room EXTENSION, accessed from the kitchen, complemented LED lighting and which provides access to the landscaped rear garden.

Stepping outside, you are greeted by a beautifully landscaped rear garden with Astro turf and wood decking, perfect for entertaining and alfresco dining. Off-road parking at the front for two cars is another practical feature.

The property is nestled within a location rich in transport links, local amenities, green spaces, walking and cycling routes, well regarded village schools and park, and nearby golf clubs. Added attributes of the property include PVC double glazing and combination gas central heating.

Come and explore the possibilities this delightful home offers!

Tel: 0113 257 6198

## HALL

### LIVING ROOM

12'1" x 11'1" (3.70 x 3.40)

### KITCHEN/DINER

11'1" x 9'10" (3.40 x 3.00)

### CONSERVATORY /GARDEN ROOM

9'10" x 8'6" (3.00 x 2.60)

### BEDROOM ONE

12'9" x 8'10" (3.90 x 2.70)

### BEDROOM TWO

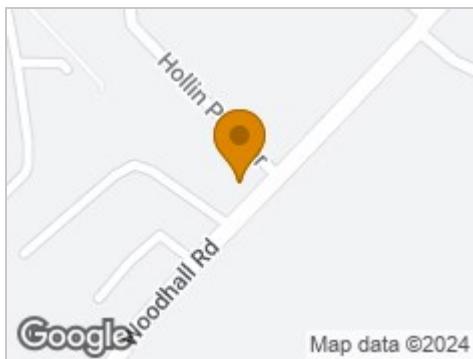
8'10" x 7'10" (2.70 x 2.40)

### BEDROOM THREE

6'11 x 4'11 (2.11m x 1.50m)



## Road Map



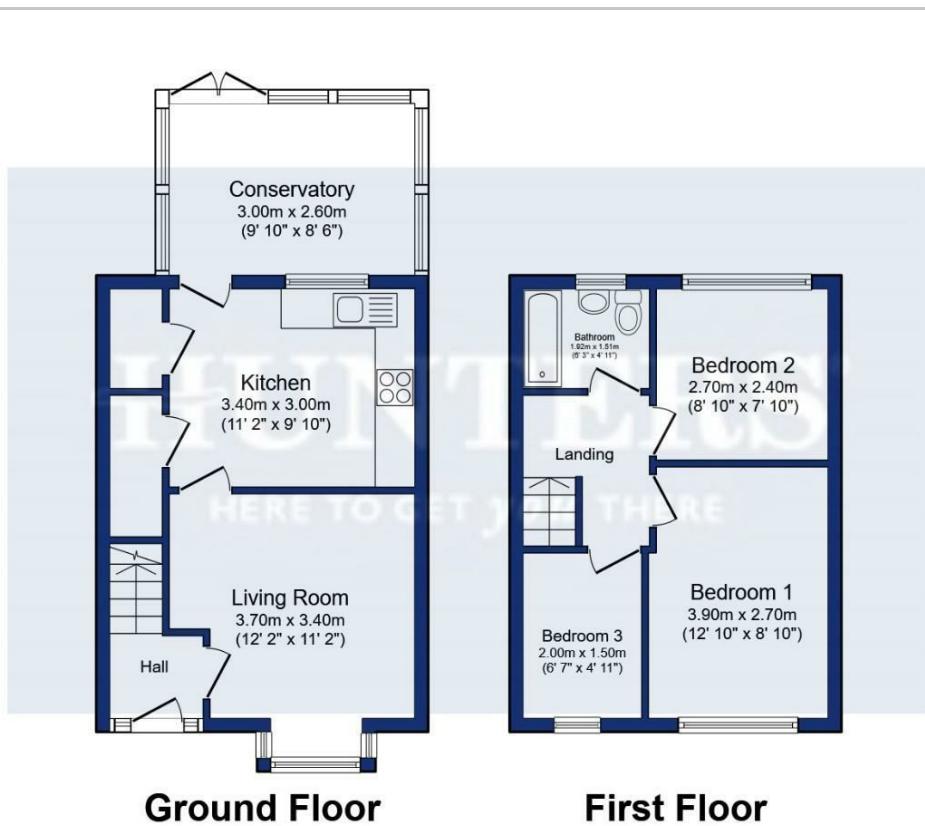
## Hybrid Map



## Terrain Map



## Floor Plan



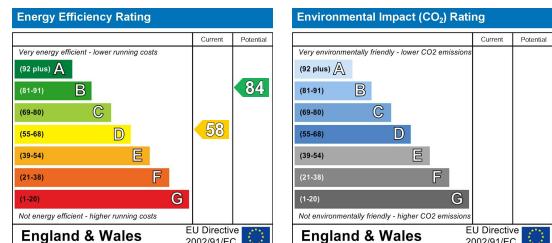
Total floor area 71.3 m<sup>2</sup> (767 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.