

HUNTERS®

HERE TO GET *you* THERE



Woodhall Road

Calverley, Leeds, LS28 5NL

Offers In The Region Of £300,000



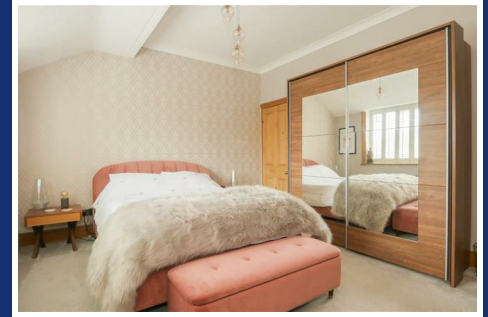
Council Tax: C



31 Woodhall Road

Calverley, Leeds, LS28 5NL

Offers In The Region Of £300,000



- Stunning two bedroom terraced home
- Deceptively spacious accommodation
- Retains beautiful character features
- Beautiful kitchen/diner
- Spacious living room
- South facing garden
- Off street parking to rear
- Close to the village amenities

Hunters are proud to present this stunning TWO BEDROOM MID TERRACED house situated in the popular village of Calverley. Showcasing deceptively spacious accommodation which includes immaculate and stylish décor, the property is sure to suit professional couples and young families alike. Retaining many character features, the property boasts a fabulous KITCHEN/DINER, two excellent sized bedrooms and externally a south facing garden with off street parking. Early viewing will be essential to avoid disappointment!

With the benefit of GAS FIRED CENTRAL HEATING, PVC DOUBLE GLAZING and a security alarm system, the accommodation briefly comprises: A beautiful LIVING ROOM with attractive recessed fire place and log burning stove, original wooden flooring, picture rails, fitted shutter blinds and built in storage cupboard. The KITCHEN/DINER features an excellent range of shaker style wall and base units with solid wood worktops, Yorkshire stone flooring, integrated electric oven and induction hob, low level fridge and slimline dishwasher. There is space for a table and chairs, a stable door leads to the rear and an internal door leads to the CELLAR which has light, power, plumbing and water and is currently being used as storage/utility room. There is potential for the cellar to be tanked out and converted to another reception room.

Upstairs, there are TWO bedrooms, a house bathroom and access from the LANDING to a loft space. BEDROOM ONE, to the front, is a brilliant sized double room and has a feature fire place, fitted shutter blinds and useful storage cupboard. BEDROOM TWO, is another double sized room which is located to the rear of the house and has a storage cupboard. The BATHROOM has a contemporary three piece suite with overhead mains powered rainfall shower, vanity style sink unit, heated towel rail, tiled flooring and fully tiled walls.

Outside, there is a wonderful sized garden to the rear which enjoys a gorgeous south facing aspect, perfect for those summer days/evenings! The garden is fully enclosed, mainly lawned and there is a large Indian stone patio ideal for entertaining and relaxing. To the rear of the garden there is a gravelled DRIVEWAY for off street parking. On street parking is also available to the front of the house.

The location of property is perfect to access the village amenities in Calverley, including the popular local park and cricket ground. There are two well regarded primary schools in the village and a variety of local convenience shops, pubs and a post office. Calverley village is situated between Leeds and Bradford and is ideal for commuting to both cities.

Tel: 0113 257 6198

LIVING ROOM

15'03" x 11'08" (4.65m x 3.56m)

KITCHEN/DINER

15'01" x 9'11" (4.60m x 3.02m)

HALL

LANDING

BEDROOM ONE

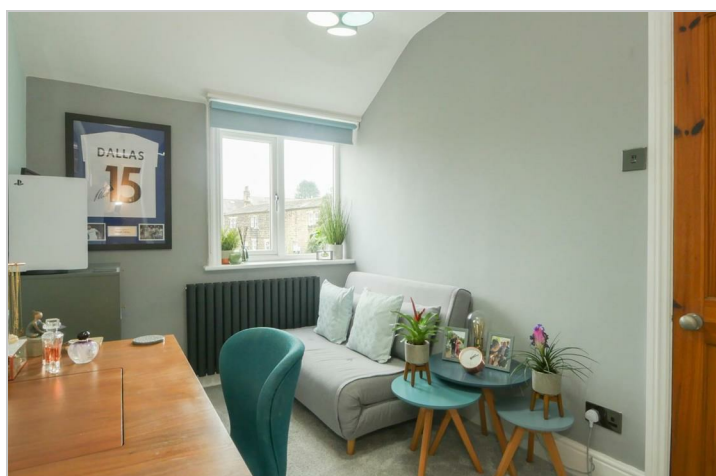
15'03" x 11'11" (4.65m x 3.63m)

BEDROOM TWO

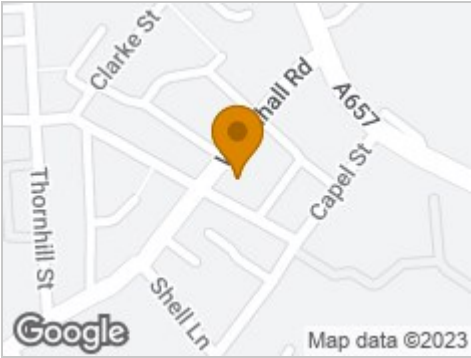
10'03" x 7'04" (3.12m x 2.24m)

BATHROOM

7'03" x 7'01" (2.21m x 2.16m)



Road Map



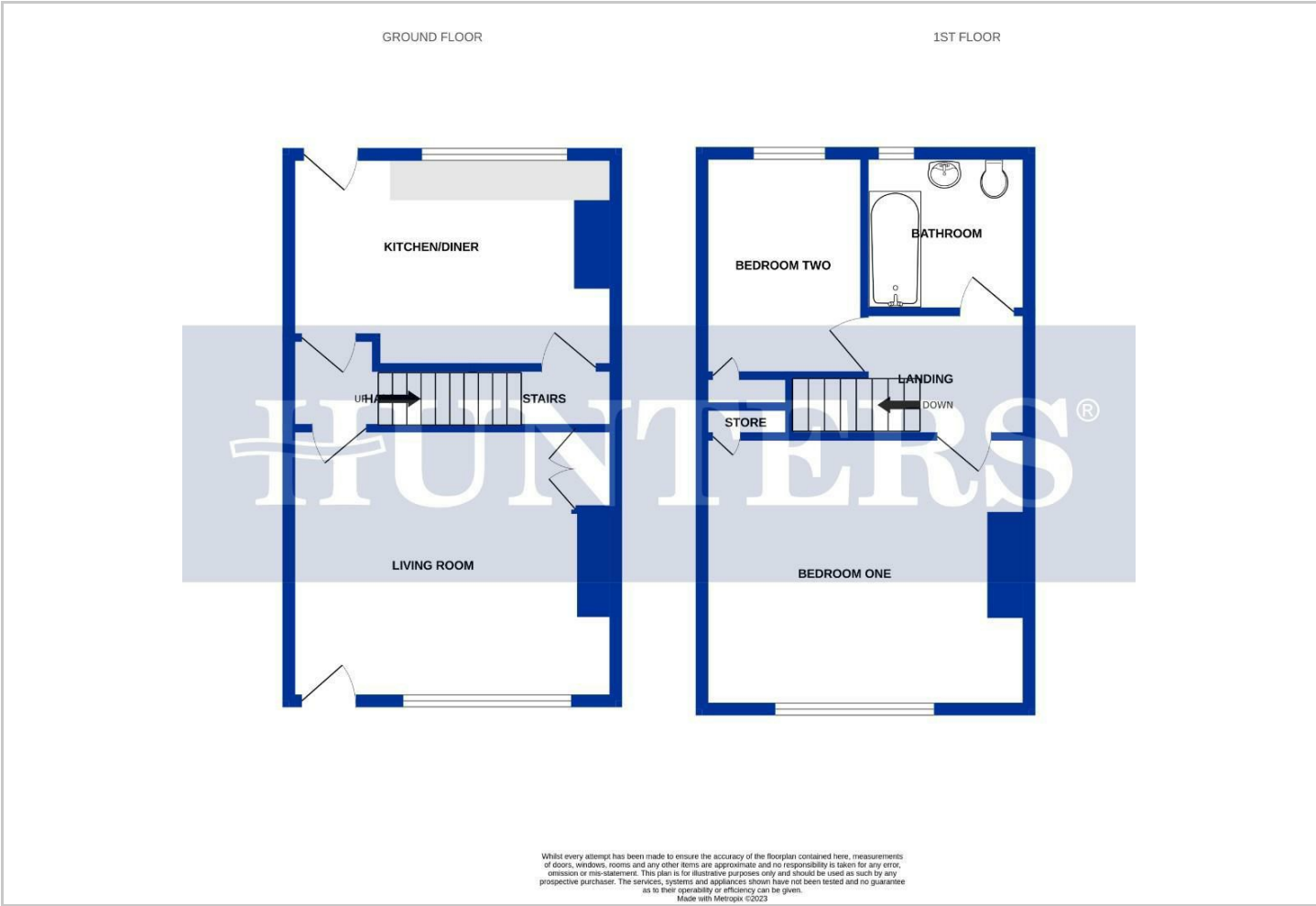
Hybrid Map



Terrain Map



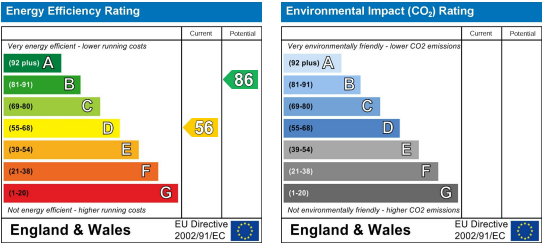
Floor Plan



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.