

HUNTERS[®]

HERE TO GET *you* THERE



Hollin Park Drive

Calverley, LS28 5PN

£345,000



Council Tax: C



19 Hollin Park Drive

Calverley, LS28 5PN

£345,000



- Highly sought-after location
- OPEN-PLAN design
- THREE bedrooms
- Wood burning LOG BURNER
- Modern kitchen with underfloor heating
- Large SUN ROOM
- Walk-in rain shower
- Large block paved DRIVEWAY
- 3-Tier garden with hot tub
- Close to local amenities & VICTORIA PARK

Welcome to this IMMACULATELY presented, semi-detached house for sale in a highly sought-after location. This home is ideal for families and couples alike, with its proximity to local amenities, public transport links, and the beautiful Victoria Park. It's in a quiet neighbourhood with lovely walking routes, perfect for peaceful living.

Step through the spacious PORCH entrance into a world of comfort and style. The house boasts an OPEN-PLAN design, seamlessly blending functionality and aesthetics. The LIVING ROOM, the cosy heart of the home, is well-sized and perfect for entertaining. It features a lovely bay window and a warming LOG BURNER, opening into a DINING AREA with a carpet floor throughout. There's also the added benefit of a practical DOWNSTAIRS W/C.

Behind the dining area is a large SUN ROOM with a proper roof and floor. It's fitted with power and has a TV, making it perfect for hosting. Plus, it offers lovely garden views and additional rear access.

The modern KITCHEN is a chef's dream, complete with underfloor heating and glossy fitted storage with under cupboard lighting. It's an open-plan L shape design and too provides both rear access to the garden and space for a dining if preferred.

Upstairs, you'll find THREE bedrooms. The main bedroom is a spacious double with carpet flooring and large built-in wardrobes. The second bedroom is also a double room, offering integrated storage and a rear garden view and enjoys the warmth of the South/East sunshine. Bedroom three is a bright, single room with a lovely view, suitable for a potential HOME OFFICE.

The BATHROOM is modern with a sleek design. It features a walk-in rain shower and a heated towel rail, creating a bright and welcoming space.

Outside, enjoy the large flagged drive, making parking for multiple cars a breeze. At the rear, the property baths in South/West sunshine and you can enjoy the HOT TUB in the garden, perfect for relaxing after a long day. There is also the added bonus of a granite-built OUTBUILDING which doubles as a perfect home office, man cave or even just an additional storage space.

This property has an EPC rating of C and falls under the council tax band C. With its unique features and ideal location, this house is not to be missed!

This immaculately presented semi-detached house, ideal for families and couples, is located in a highly sought-after, quiet neighbourhood near Victoria Park, featuring an open-plan design with two reception rooms, a modern kitchen, three bedrooms, a stylish bathroom, a large driveway, and a garden with a hot tub, all offering seamless comfort and convenience.

Tel: 0113 257 6198

ENTRANCE PORCH

5'2" x 3'2" (1.58 x 0.98m)

HALLWAY

DOWNSTAIRS W/C

2'2" x 5'2" (0.68 x 1.60m)

LIVING ROOM

11'10" x 13'10" (3.63 x 4.24m)

DINING ROOM

8'9" x 8'3" (2.68 x 2.52m)

SUN ROOM

10'3" x 10'0" (3.14 x 3.05m)

DINING KITCHEN

17'2" x 18'10" (5.24 x 5.75m)

LANDING

BATHROOM

6'1" x 5'3" (1.87 x 1.62m)

MAIN BEDROOM

10'9" x 10'8" (3.29 x 3.27m)

BEDROOM TWO

9'10" x 8'11" (3.01 x 2.73m)

BEDROOM THREE

7'1" x 6'11" (2.17 x 2.13m)

OUTSIDE STORE

8'10" x 15'8" (2.71 x 4.79m)



Road Map



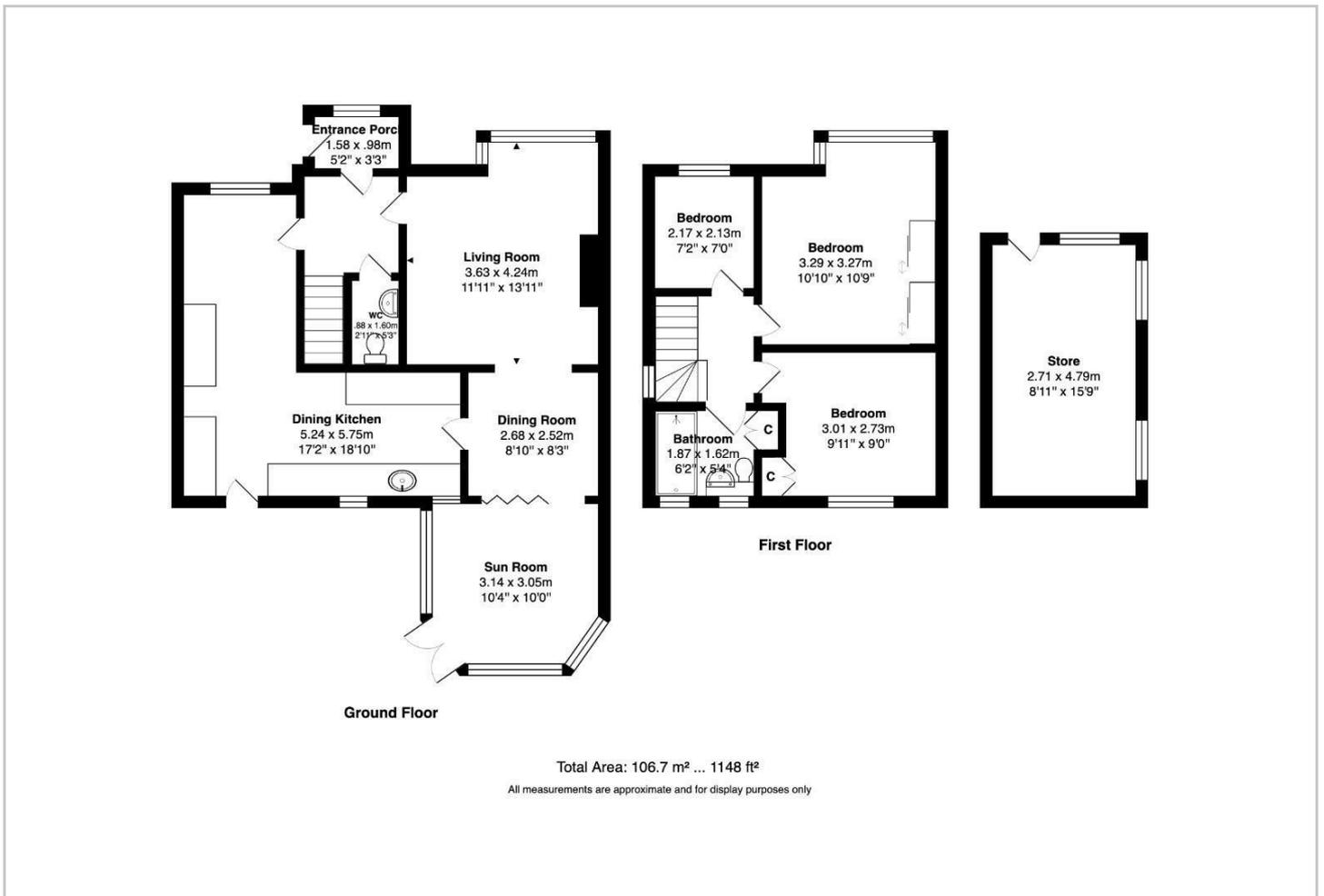
Hybrid Map



Terrain Map



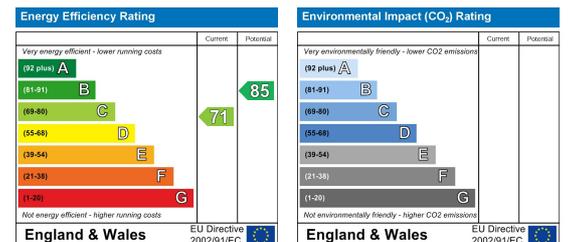
Floor Plan



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.