

HUNTERS[®]

HERE TO GET *you* THERE



Crossfield Farm

Calverley, Leeds, LS28 5QX

£200,000



Council Tax: B



4 Crossfield Cottages Crossfield Farm

Calverley, Leeds, LS28 5QX

£200,000



- Charming two bedroom cottage
- No forward chain
- Attention couples and downsizers
- Recently fitted kitchen and shower room
- Spacious living room
- Allocated parking space in courtyard
- Garden area with beautiful outlook
- Semi-rural location in Calverley

A unique opportunity to purchase this attractive TWO BEDROOM COTTAGE, situated in an idyllic semi rural location in Calverley, just off Woodhall Road. Having been recently renovated by the current owner, the property boasts neutral, ready to move into accommodation and includes a STUNNING KITCHEN & SHOWER ROOM, spacious LIVING ROOM with French doors, TWO DOUBLE BEDROOMS and externally an ALLOCATED PARKING SPACE to the front and GARDEN AREA with beautiful outlook. Offered to the market with NO FORWARD CHAIN, the property is sure to appeal to both PROFESSIONAL COUPLES and DOWNSIZERS.

Having both GAS FIRED CENTRAL HEATING and DOUBLE GLAZING, the accommodation briefly comprises: Entering from the courtyard, a stunning KITCHEN with an excellent range of shaker style wall and base units with contrasting worktops over, herringbone style flooring, an integrated electric oven, hob and extractor hood, low level fridge/freezer and washing machine. Stairs rise to the first floor and an internal doors leads to the LIVING ROOM which is a bright and spacious room with French doors leading out to the garden. Stairs from the living room lead down to the cellar which has light and power, ideal for storage.

Upstairs, there are TWO bedrooms, both of which are double sized rooms, bedroom one has a beautiful outlook over fields and bedroom two has far reaching views. The SHOWER ROOM features a contemporary three piece suite with overhead mains powered rainfall shower, vanity style sink unit, fully tiled walls and flooring. The LANDING provides access to a part boarded loft space for storage.

Externally, to the front of the property there is an ALLOCATED PARKING SPACE in the courtyard. To the rear, there is a lawned garden area which enjoys a SOUTH FACING aspect and overlooks fields. In addition, there is a patio area, perfect for sitting out and relaxing.

The location of the property is perfect to access the village amenities in Calverley only 1 mile away, 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. Pudsey railway station and the Owlcotes shopping centre is within 2 miles of the address. There are also two golf clubs with 0.5 miles.

Tel: 0113 257 6198

LIVING ROOM

14'9" x 11'9" (4.5m x 3.6m)

KITCHEN

14'1" x 5'6" (4.3m x 1.7m)

LANDING

BEDROOM ONE

8'6" x 7'2" (2.6m x 2.2m)

BEDROOM TWO

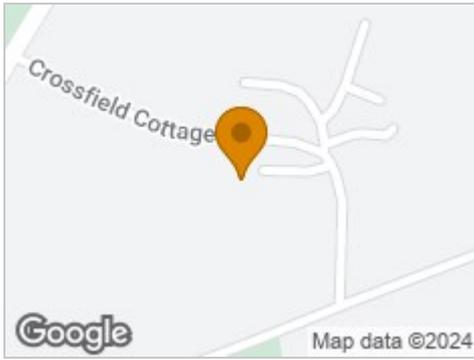
7'10" x 7'2" (2.4m x 2.2m)

SHOWER ROOM

6'6" x 4'3" (2m x 1.3m)



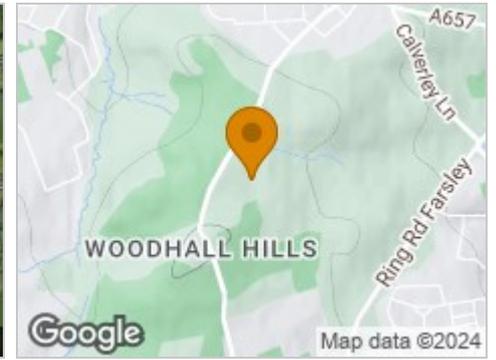
Road Map



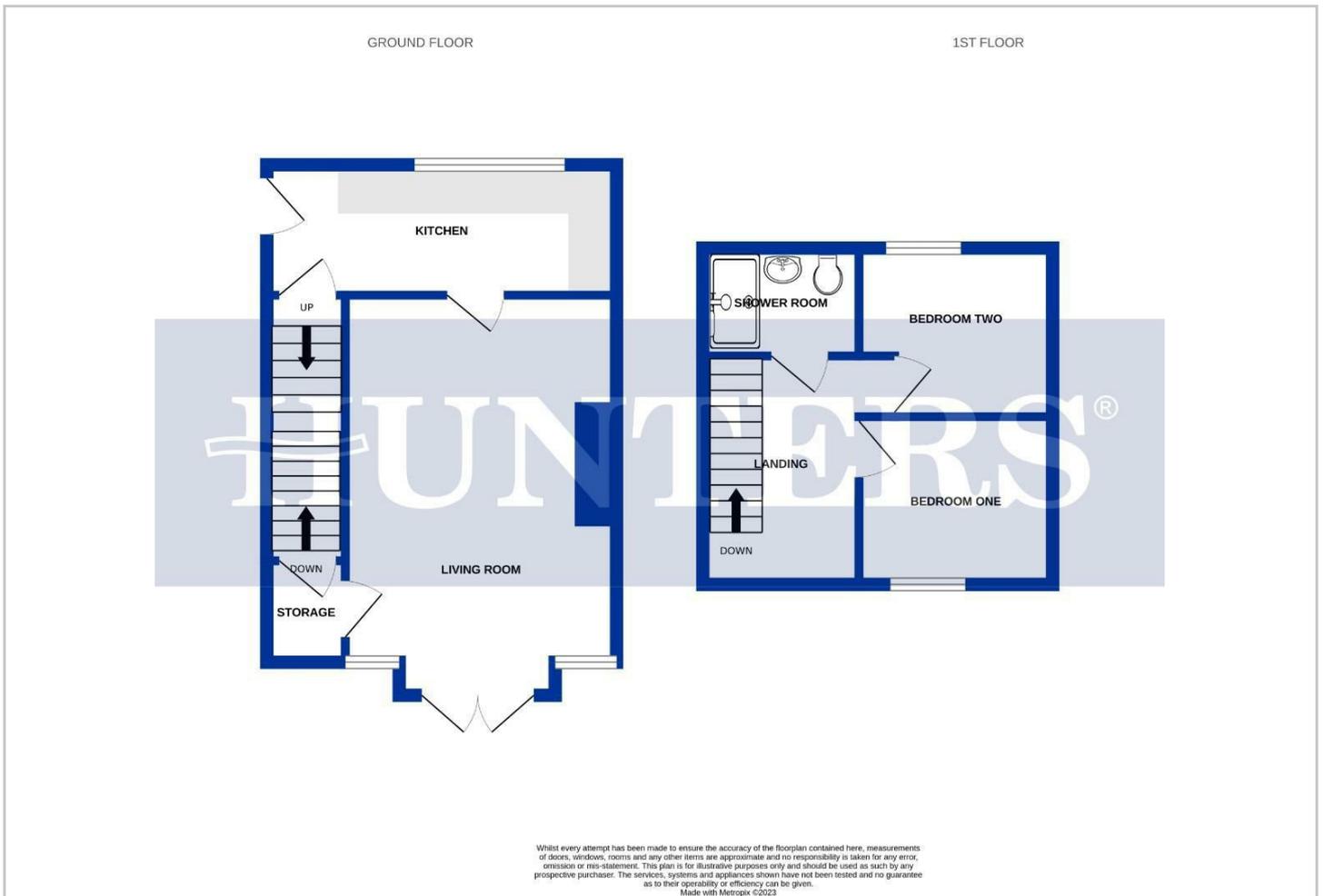
Hybrid Map



Terrain Map



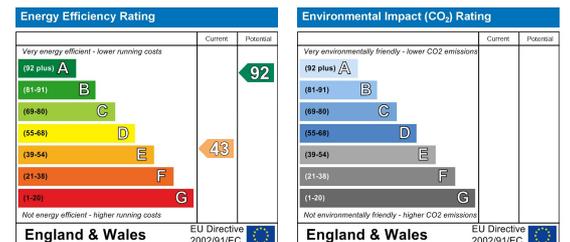
Floor Plan



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.