

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Parkwood Road

Calverley, Pudsey, LS28 5PH

£275,000

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Council Tax: B



# 4 Parkwood Road

Calverley, Pudsey, LS28 5PH

£275,000



- MATURE SEMI DETACHED HOUSE
- THREE GENEROUS SIZED BEDROOMS
- TWO RECEPTION ROOMS
- NICE KITCHEN WITH OVEN/HOB
- SOUTH WEST FACING GARDEN
- POTENTIAL TO EXTEND
- CLOSE TO VILLAGE CENTER AND SCHOOLS

Excellent opportunity to acquire this Mature SEMI-DETACHED HOUSE, situated close to the center of this well-regarded village. The property is well presented throughout and has THREE generous sized BEDROOMS plus a good-sized south west facing rear garden, with potential to extend. Perfect for a couple or young family.

The living accommodation benefits from a recently installed GAS CH boiler and PVC double glazing, comprising: ENTRANCE HALL, with a staircase leading upstairs and a door leading to the LIVING ROOM, which is good sized room with a large front window. The DINING ROOM at the rear has a window overlooking the garden and a door connects to the KITCHEN, which has ample matching storage units/worktops and integrated electric oven/hob and extractor hood. Space for washing machine and American type fridge freezer.

Upstairs, is a landing with loft access, which has light and potential to convert. BEDROOM ONE at the front has laminated wood floor and is generous double sized room, BEDROOM TWO at the rear is a double sized room with laminated floor and BEDROOM THREE is a good-sized single room with a built-in storage cupboard. The BATHROOM has part tiled walls and a white suite, including a bath with electric shower above, pedestal washbasin and matching toilet.

OUTSIDE, the rear garden is south west facing and is mainly lawned and enclosed by fencing. The front is part lawned with a path leading to the front door and a path to the side leads to the rear garden.

The location is perfect to access the center of the village, the park and well-regarded schools are within 400 meters of the address. The village can be easily reached from the Leeds ring road and is within 1 mile of Woodhall hills golf club and the Leeds/Liverpool canal for evening/weekend walks.

## HALL

## LIVING ROOM

13 x 13 (3.96m x 3.96m)

## DINING ROOM

10 x 10 (3.05m x 3.05m)

## KITCHEN

11 x 11 (3.35m x 3.35m)

## BEDROOM ONE

12 x 12 (3.66m x 3.66m)

## BEDROOM TWO

12 x 10 (3.66m x 3.05m)

## BEDROOM THREE

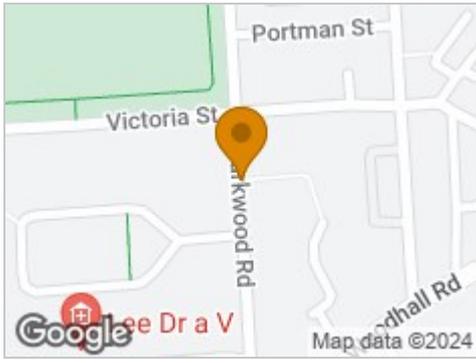
9 x 7 (2.74m x 2.13m)

## BATHROOM

7 x 7 (2.13m x 2.13m)



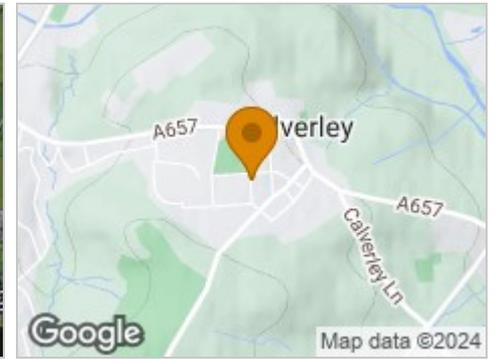
## Road Map



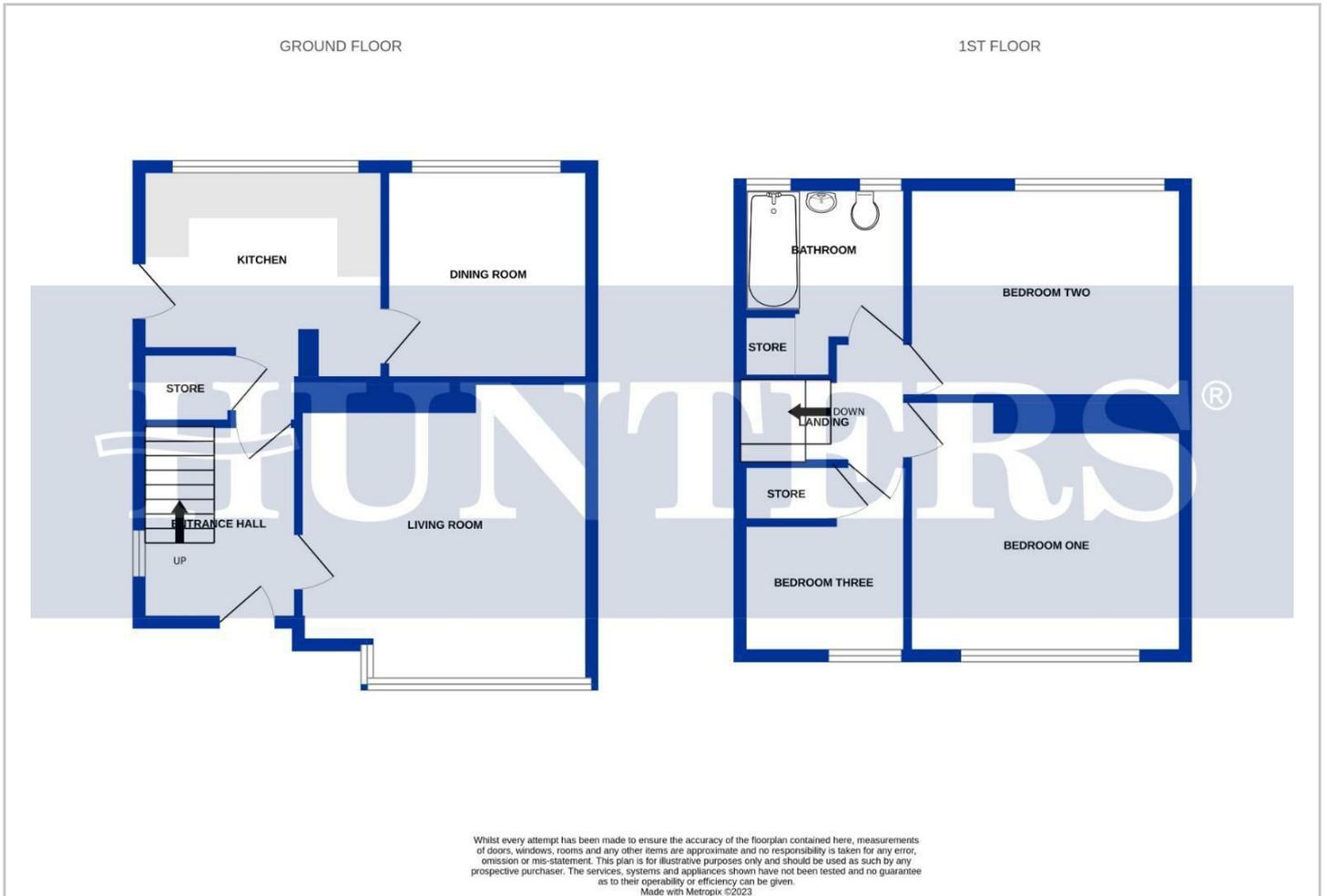
## Hybrid Map



## Terrain Map



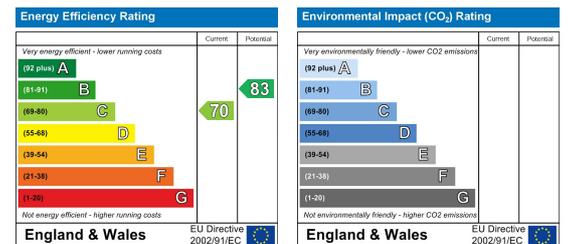
## Floor Plan



## 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.