



Town Gate, Calverley, Calverley, LS28

~~5NW~~
£965,000

HUNTERS[®]
EXCLUSIVE



Town Gate, Calverley, Calverley, LS28 5NW

£965,000

- Detached property in peaceful location
 - Stunning views and village vibe
 - Nearby schools and green spaces
 - Abundant walking and cycling routes
- Open-plan family kitchen with granite countertops
- Five spacious and well-proportioned bedrooms
 - Two reception rooms with large windows
 - Two modern and tiled bathrooms
- Large family garden with sweeping driveway
 - Detached Garage





A delightful Family sized detached property, in a prime position in the village, nestled in a peaceful location blessed with stunning views and close to the village vibe. The property benefits from excellent public transport links, nearby schools, green spaces, walking and cycling routes, and charming walks by the canal.

This uniquely designed residence, featuring a double storey rear extension, offers an abundance of space, making it ideal for families. The house comprises of FIVE bedrooms, two bathrooms, two reception rooms, and a recently refurbished, open-plan KITCHEN/FAMILY ROOM with integrated appliances, abundant storage, and a kitchen island topped with elegant granite countertops. The family room also offers ample dining space and double doors leading to a balcony, inviting an overflow of natural light and stunning long-distance views.

The five bedrooms are well-proportioned, with the first being especially spacious, featuring a large front bay window, a stunning EN-SUITE bathroom, and a walk-in dressing room, which could be converted to a 6th bedroom option. The second bedroom is a cosy, double room with sloping ceilings, eaves storage, access to a storeroom, and a Velux window. The remaining three rooms are also well-sized double bedrooms.

The RECEPTION rooms are equally impressive, with large windows, quality wood flooring, and ceiling coving. The first room features a warming log-style inset gas fire and double doors leading to the family room, while the second



room, with a front bay window, can serve as a lounge or playroom.

The property also boasts two large bathrooms, one en-suite, both tiled and fitted with modern fixtures, including a separate shower cubicle, vanity-style washbasin, walk-in shower, and twin matching sinks. In the kitchen there is a utility cupboard with access to an understairs store cupboard and a separate guest cloakroom with WC.

Outside, a sweeping block paved driveway leading to a DETACHED GARAGE and a large family garden, enhancing the overall appeal of this beautiful home. The private garden is perfect for entertaining and includes lawns, a sun patio and raised decking. The long-distance views over fields are truly breath-taking.

The location of this family home is ideal to access commuting links to both Leeds & Bradford, as well as the well-regarded schools and nursery in the village. The Woodhall Hills golf club, pleasant walks through the woods and the Leeds /Liverpool canal are all within a short distance from the property.



PORCH

HALL

LOUNGE
14'7" x 10'6"

KITCHEN/DINING ROOM
24'9" x 24'3"

LIVING ROOM
18'6" x 10'10"

LANDING

BEDROOM ONE
17'1" x 10'5"

WALK-IN CLOSET
9'5" x 6'9"

ENSUITE
10'0" x 8'4"

BEDROOM FIVE
11'5" x 9'1"



BEDROOM FOUR
11'5" x 9'1"

BATHROOM

BEDROOM THREE
10'10" x 9'6"

LANDING

BEDROOM TWO
15'11" x 8'5"

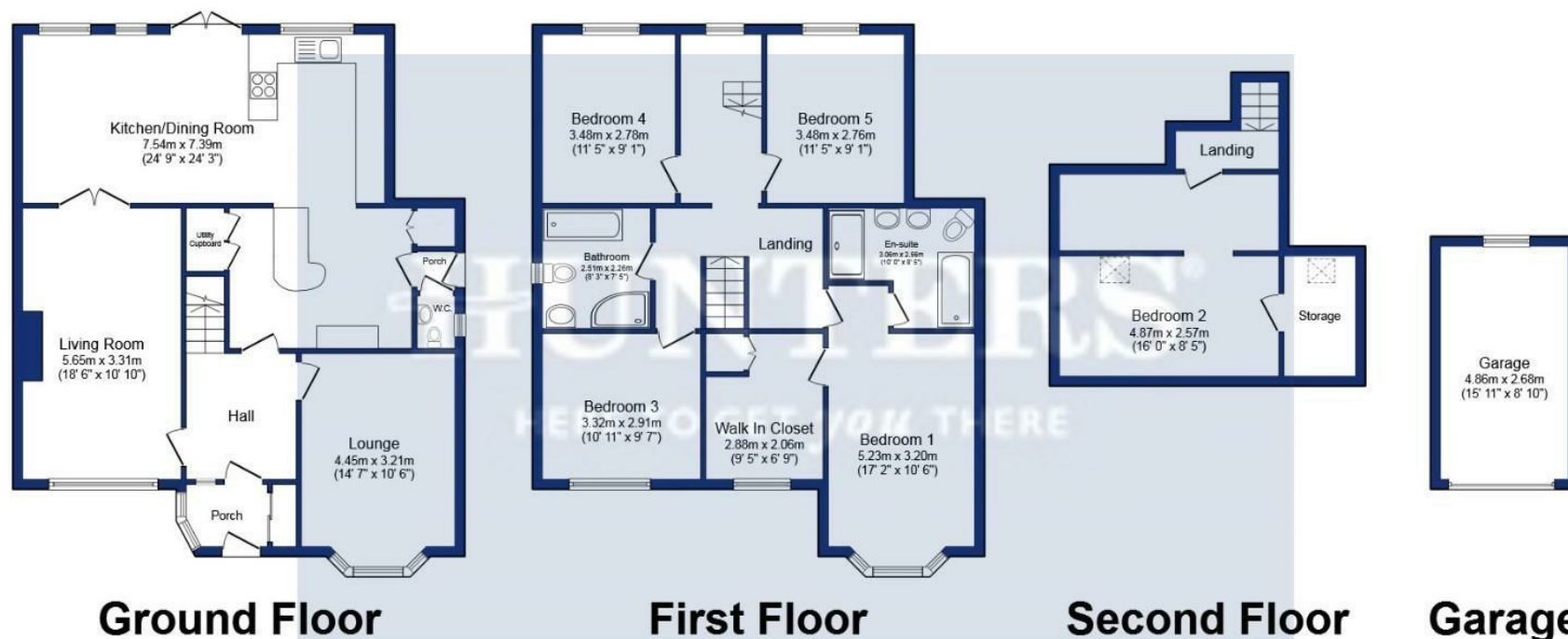


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

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.

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Total floor area 209.0 sq.m. (2,250 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

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