

HUNTERS®

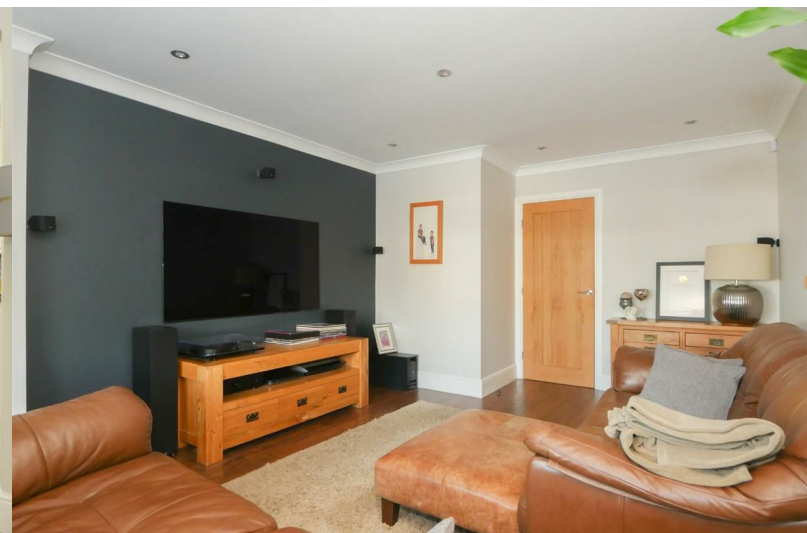
HERE TO GET *you* THERE



Thornhill Grove

Calverley, Leeds, LS28 5PB

£370,000



1C Thornhill Grove

Calverley, Leeds, LS28 5PB

£370,000



- Three bedroom family home
- Beautifully presented throughout
- Amazing kitchen/diner
- Luxurious bathroom suite
- Corner plot with wrap around garden
- Double driveway and garage
- Prime Calverley location
- Council tax band - D

Hunters are excited to present for sale this immaculately presented and EXTENDED THREE BEDROOM END OF TERRACED house which is located on a lovely CUL-DE-SAC in the heart of Calverley village. Occupying a generous sized corner plot with a DOUBLE DRIVEWAY, single GARAGE and beautiful wrap around GARDEN. The property boasts an amazing open plan KITCHEN/DINER with high quality fixtures and fittings and luxurious BATHROOM suite. Sure to appeal to a range of buyers in particular FAMILIES, internal viewing is essential to fully appreciate what this wonderful home has to offer!

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, in addition to solid oak internal doors throughout, the accommodation briefly comprises: HALL with stairs rising to the first floor. A spacious LIVING ROOM with bow window, Karndean flooring and internal door leading to the KITCHEN/DINER which is an incredible entertaining space and the hub of the home! The room also has Karndean flooring and the kitchen area showcases an excellent range of shaker style wall and base storage units with granite worktops over and includes a breakfast bar, integrated electric double oven, grill, hob and extractor hood, space for an American style fridge/freezer, washing machine and dryer. The dining and living areas allows space for either a dining table or sofa and there are a number of windows including a Velux window which floods plenty of natural light. An internal door leads to a useful store room and GUEST W/C with low flush toilet, vanity style sink unit and heated towel rail. A door from the kitchen leads to the garden.

Upstairs, there are THREE bedrooms, a house bathroom and access from the LANDING via a pull down ladder to a part boarded loft space with light, ideal for storage. BEDROOM ONE, to the rear, is a double sized room with fitted wardrobes and a pleasant outlook over the garden. BEDROOM TWO, to the front is another similar sized double room and has fitted wardrobes and fantastic far reaching views. BEDROOM THREE is a single sized room with built in cupboard and would make the ideal children's bedroom. The BATHROOM feature a luxurious four piece suite with shower cubicle and overhead mains powered shower, deep bathtub with mixer shower, vanity style sink unit, wall mounted LED mirror, fitted storage cupboard, heated towel rail and fully tiled walls and flooring.

Outside, to the front, there is a DOUBLE DRIVEWAY for ample off street parking and gate leading to the rear. The rear garden extends to the side of the house and boasts a beautiful south facing enclosed space, perfect for outdoor entertaining and relaxing. The garden is mainly lawned with a variety of mature plants and borders and there is a decking area screened by a high brick wall. A gate leads to a single GARAGE (17'04" x 7'11") with light and power which is accessible from West End Road.

The location of the property is perfect to access the village amenities in Calverley, including the popular local park, cricket ground and 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 and Apperley Bridge railway stations are both situated within 1 mile of the address.

Tel: 0113 257 6198

HALL

LIVING ROOM

17'08" x 11'08" (5.38m x 3.56m)

KITCHEN/DINING ROOM

18'04" x 18'03" (5.59m x 5.56m)

GUEST W/C

6'03" x 2'11" (1.91m x 0.89m)

LANDING

BEDROOM ONE

12'10" x 8'09" (3.91m x 2.67m)

BEDROOM TWO

12'03" x 8'09" (3.73m x 2.67m)

BEDROOM THREE

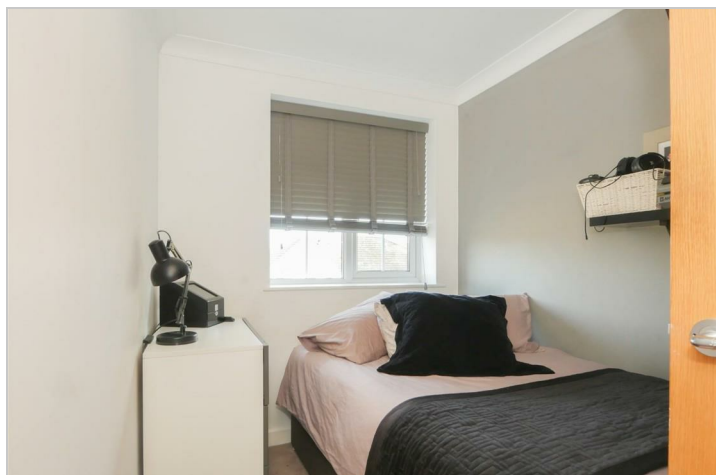
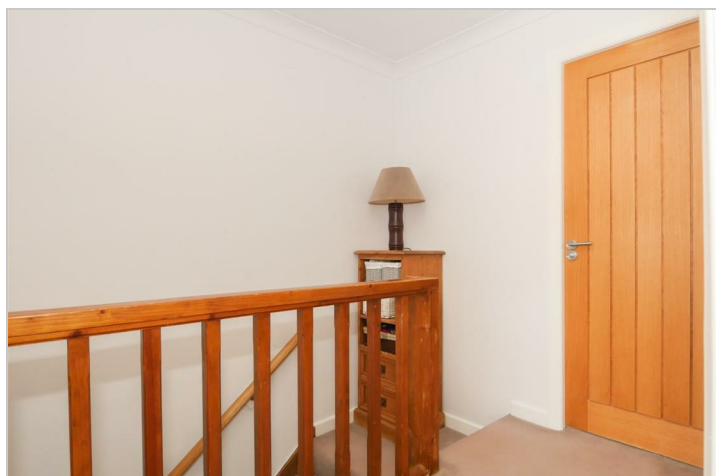
9'02" x 6'06" (2.79m x 1.98m)

BATHROOM

7'09" x 6'05" (2.36m x 1.96m)

GARAGE

17'04" x 7'11" (5.28m x 2.41m)



A map snippet from Google Maps showing the location of Calverley Methodist Church. The church is marked with an orange pin on Chapel St. Other visible streets include Portman St and Clarke St. A blue location pin with a cross icon is also visible on Chapel St. The Google logo and 'Map data ©2023' are at the bottom.

The image displays two floor plans for a property. The left plan is the Ground Floor, and the right plan is the 1st Floor.

GROUND FLOOR

The Ground Floor plan shows a rectangular layout. At the top is the **KITCHEN/DINING ROOM**. Below it is a **WC** (toilet) and a **STORE** (storage room). To the right of the WC and STORE is a **LIVING ROOM**. A staircase with an upward arrow is located between the WC and the Living Room. There are two **STORAGE** areas: one in the top right corner and another between the Kitchen/Dining Room and the Living Room.

1ST FLOOR

The 1st Floor plan shows a rectangular layout. At the top is a **BATHROOM**. Below it is a **LANDING** area with a staircase and a **DOWN STORE** (downstairs storage). To the right of the Landing are **BEDROOM 1** and **BEDROOM 2**. **BEDROOM THREE** is located at the bottom left of the floor plan.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
 Made with floorplan 50022

Energy Efficiency Rating

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		

EU Directive 2010/6/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2010/6/EC

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