



## Ravenscliffe Road, Calverley, Pudsey, West Yorkshire, LS28 5RZ

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND
- DRIVEWAY FOR THREE OR FOUR CARS
- COUNCIL TAX BAND D
- IN NEED OF SOME MODERNISATION
- GROUND FLOOR MODERN SHOWER ROOM
- LARGE GARAGE FOR TWO / THREE CARS
- GARDENS TO THE FRONT AND REAR
- EPC RATING GRADE G

**Offers In Excess Of £250,000**





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Nestled in the charming Ravenscliffe Road of Calverley, Pudsey, this three-bedroom semi-detached family home is a gem waiting to be polished. Boasting two reception rooms, this property offers ample space for family gatherings and cosy evenings by the fireplace.

Although in need of modernisation, this house presents a canvas for your creativity and personal touch. The ground floor modern shower room adds a contemporary touch to this traditional home, blending convenience with classic charm.

One of the standout features of this property is the potential to extend, allowing you to tailor the space to suit your lifestyle. With a large garage accommodating two to three cars, parking will never be an issue. Additionally, the driveway offers space for three or four more vehicles, perfect for those who love to entertain.

Surrounded by gardens both to the front and rear, this home provides a tranquil retreat from the hustle and bustle of everyday life. Imagine enjoying your morning coffee in the peaceful garden or hosting summer barbecues with friends and family.

Situated in Council Tax Band D, this property offers a great opportunity for those looking to invest in a home with potential. The EPC rating of Grade G leaves room for improvement, allowing you to enhance the energy efficiency of the house over time.

Don't miss out on the chance to make this house your home. Embrace the opportunity to transform this property into your dream abode through the modern method of auction.

Contact us today to arrange a viewing and unlock the possibilities that this semi-detached family home has to offer.





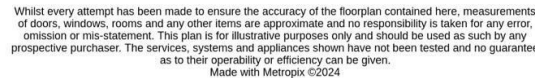




The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.



Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

