



157 CARR ROAD, CALVERLE, LEEDS, LS28 - £250,000

NORTH
RESIDENTIAL

A stunning newly renovated home in the heart of Calverley.

This beautiful two bedroom, stone built terrace has been a much loved home. The current owners have carried out a full renovation, with sleek and stylish modern interiors, whilst keeping the charm and character of this gorgeous original cottage.

Approached via a welcoming inner hallway the ground floor offers a generous living room with wood flooring and beautiful back-lit cabinetry in the alcoves - giving a real contemporary feel to this space.

The kitchen has modern and sleek units with inset halo lighting, Corian worktops, breakfast bar and integral oven & grill, dishwasher and induction hob, there is also an American style fridge freezer and excellent built in utility unit, for washer and dryer.

To the first floor are two impressive and light double bedrooms, both with built in wardrobes and a modern tiled house bathroom.

Outside to the rear, the property is laid to lawn garden with a stone pathway providing plenty of space for outdoor seating, dining and entertaining, featuring planted borders mature trees and shrubs.



2

1

1

Tenure
Freehold

Local Authority
Leeds City Council

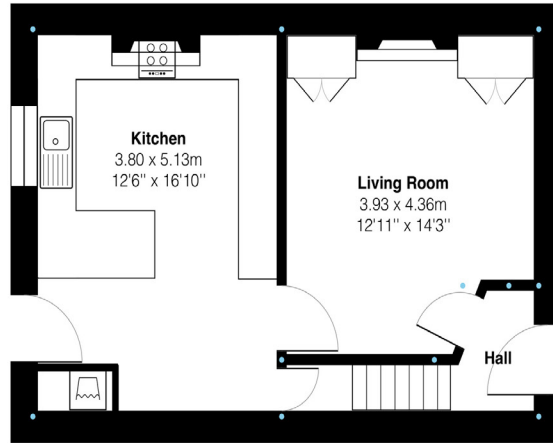
Council Tax Band
B

EPC Rating
D

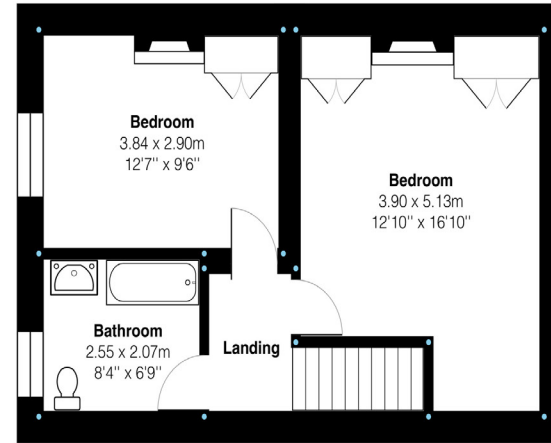




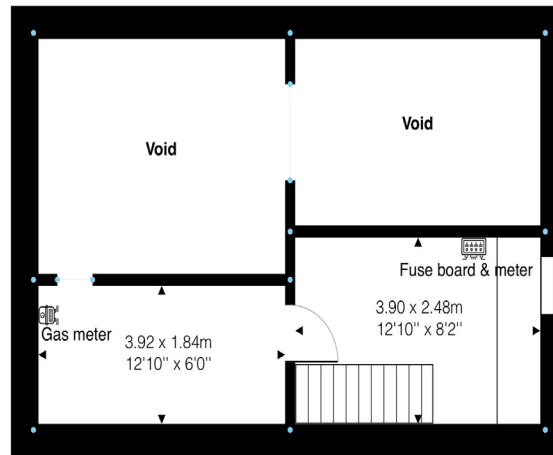




Ground floor



First floor



Cellar

All measurements are approximate and for display purposes only
 Total Area: 80.4 m² ... 865 ft² (excluding cellar)

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated December 2023. Photographs and videos dated December 2023.

North Residential is the trading name of North Residential Estate Agents Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

NORTH
RESIDENTIAL

