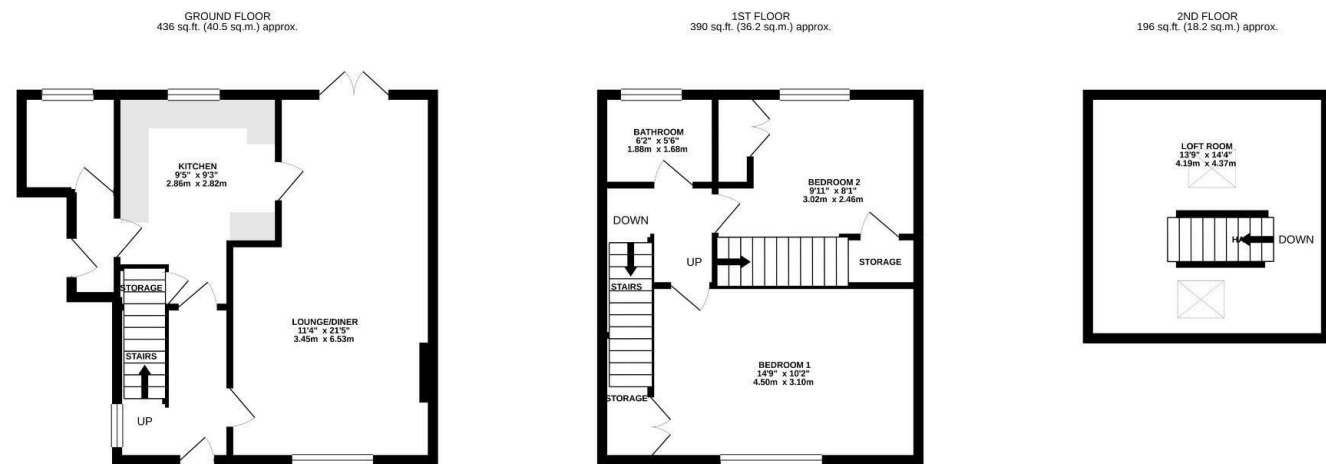


HARDISTY AND CO



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

Whilst 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 mis-statement. 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 Metroplan ©2020

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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HARDISTY AND CO



Parkwood Gardens
Calverley

£225,000

3 BEDROOM HOUSE - SEMI-
DETACHED

hardistyandco.com

INTRODUCTION
An exciting opportunity and with no upward chain!!! We are delighted to offer onto the market this three bedroom family home situated in such a sought after central Calverley location, a walk away from excellent amenities, schools, Victoria Park and with great bus/road links too! Sitting on a superb size corner plot with gardens to three sides and off street parking to the front, comprises to the ground floor, an entrance hall, 21'5" dual aspect lounge/diner and modern Shaker style fitted kitchen with integrated appliances. Just off the kitchen is a useful outhouse/back kitchen with plumbing for a washing machine and useful storage space - scope here too! Upstairs are two good size bedrooms, the Master at the front with stripped and painted floorboards and fitted storage, a single/small double overlooking the garden with fitted storage and a white house bathroom. A solid staircase leads up to the second floor, the top of the house, with a great size double bedroom with three Velux windows - such a versatile space up here - use as you wish! So much on offer in such a central Calverley location with no upward chain! Early viewing a must!

LOCATION
Calverley Village offers a thriving village atmosphere. Situated between Leeds and Bradford, with excellent access links into the City Centres making commuting straightforward. The A658 and A657 both provide major links to the motorway networks and for those wishing to travel further afield, Leeds-Bradford Airport is a short drive away. A new train station has opened at Apperley Bridge which gets you into Leeds in ten minutes. Just along the A657 is a shopping complex where a Sainsbury's supermarket and other major retail outlets can be found. The popular Owlcotes Centre at Pudsey offers Marks & Spencers & Asda Superstores, with New Pudsey train station adjacent. The Village has two primary schools, Calverley Church Primary School, and Calverley Parkside School, a park, Village pubs and a handful of local amenities are on hand, in addition there are also two golf courses nearby. Only a short car ride away are the neighbouring 'villages' of Horsforth, Guiseley, Rawdon and Farsley where a further selection of shops, pubs, restaurants and eateries can be found.

HOW TO FIND THE PROPERTY
SAT NAV - Post Code - LS28 5PJ.

ACCOMMODATION

GROUND FLOOR
Composite entrance door to ...

ENTRANCE HALL
With modern wood effect flooring, useful understair storage, staircase up to first floor and doors to ...

LOUNGE/DINER



21'5" x 11'4"
Such a spacious reception room! Lovely and light from the

dual aspect windows to the front and rear elevations, feature paper decor to one wall and granite fireplace housing a Real Flame gas fire. Ample space for dining table and chairs too for both day to day dining and entertaining!

KITCHEN



9'5" x 9'3"
A Shaker style fitted kitchen at the rear of the house with pleasant outlook, stainless steel sink and side drainer with mixer tap and integrated electric oven, four point gas hob and extractor over. Space for a tall fridge freezer. There is useful under stair storage and a back kitchen area has plumbing for a washing machine, lots of storage space and offering great scope too!

FIRST FLOOR

LANDING
With stairs to second floor and doors to ...

BEDROOM ONE



14'9" x 10'2" (max)
A double bedroom at the front of the house with stripped and painted floorboards, cast iron fireplace and fitted storage with potential to make into ensuite.

BEDROOM TWO



9'11" x 8'1" (max)
A double bedroom at the rear of the house overlooking the garden with two fitted storage cupboards and further under-stair storage that can be easily be made into a walk-in wardrobe.

BATHROOM
6'2" x 5'6"
Fitted with a three piece suite incorporating a bath, WC and wash hand basin. Mosaic style tiling to splashbacks. Large fitted storage cupboards. Window to the rear elevation.

SECOND FLOOR

LOFT



14'4" x 13'9"
A great size double bedroom at the top of the house with three Velux windows so lots of natural light flooding the room.

OUTSIDE



This property sits on such a good size plot - there's off street parking to the front, lawn to the side and low maintenance garden to the rear - fantastic potential here to extend should you so wish - subject to approvals!

BROCHURE DETAILS
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

ADDITIONAL SERVICES - Disclosure Of Financial Inte
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		