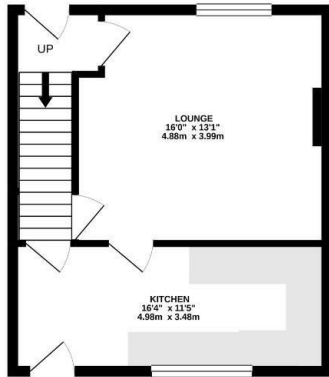


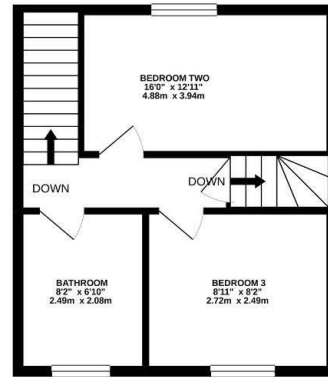
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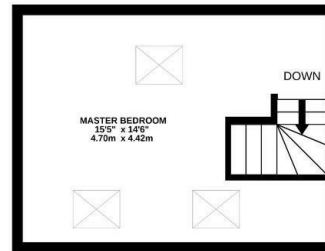
GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
230 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 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 Meropix ©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.



Horsforth
horsforth@hardistyandco.com
0113 2390012

Guseley
guseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

Salisbury Place
Calverley

£260,000

3 BEDROOM HOUSE - TERRACED

hardistyandco.com

INTRODUCTION

Just a walk away from Victoria Park and the Cricket Field - perfect for those family weekends! A beautiful, spacious and stylish, three bedroom stone terrace home right in the heart of Calverley, close to amenities, schools and with great transport links too! Offering off street parking to the front for one car and lovely family garden to the rear with paved seating area and a lawn, this property must tick so many boxes, sited over three floors, comprises, to the ground floor, a stunning dining kitchen, the real 'heart' of the home with a modern Shaker style fitted kitchen, integrated appliances and ample dining space. An inner lobby gives access to the useful cellar space. An impressive lounge has a stunning cast iron fire surround housing a gas stove with feature decor to one wall and character ceiling coving and ceiling rose. Access from here to back porch and then out to the garden. Upstairs are two good size bedrooms and four piece house bathroom and to the second floor, the 'haven' at the top of the house is the Master bedroom, a great size with three Velux windows - so much natural light, amazing! You must see this property for yourself - 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 5PX.

ACCOMMODATION

GROUND FLOOR

Composite entrance door to ...

DINING KITCHEN



16'4" x 11'5"

A beautiful open family space at the front of the house with window to the front elevation, ample dining space and a modern Shaker style fitted kitchen. Integrated double electric oven, five point gas hob and extractor fan over, composite sink

and drainer with mixer tap and modern tiling to splashbacks. Integrated full size fridge freezer, dishwasher and additional under counter freezer. Recessed spotlighting and modern wood effect flooring. Pleasant outlook with access to ...

INNER LOBBY

With door down to the cellar.

LOUNGE



16'0" x 13'1"

A fabulous reception room at the rear of the house with pleasant outlook and delightful cast iron fireplace housing a gas stove, feature paper decor to one wall, ceiling coving and ceiling rose. Door to ...

HALLWAY

With access out to the rear garden.

FIRST FLOOR

LANDING

With stairs to second floor and doors to ...

BEDROOM TWO



16'0" x 12'11"

A spacious double bedroom with useful fitted storage, feature cast iron fireplace and pleasant outlook to the rear.

BEDROOM THREE



8'11" x 8'2"

A comfortable single at the rear of the front of the property, ideal home office or nursery.

BATHROOM



8'2" x 6'10"

A modern, spacious four piece house bathroom with shower over the bath, separate shower cubicle, thermostatic shower controls, WC and wash hand basin. Modern tiling to wet areas and window to the front.

SECOND FLOOR

MASTER BEDROOM



15'5" x 14'6"

A lovely size double bedroom, at the top of the house with three Velux windows, so much natural light, quiet and peaceful with useful storage space.

OUTSIDE



There is off street parking to the front and a lawned garden to the rear with paved seating area - perfect for sitting out!

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/>

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
		81			1
		57			1

England & Wales EU Directive 2002/91/EC