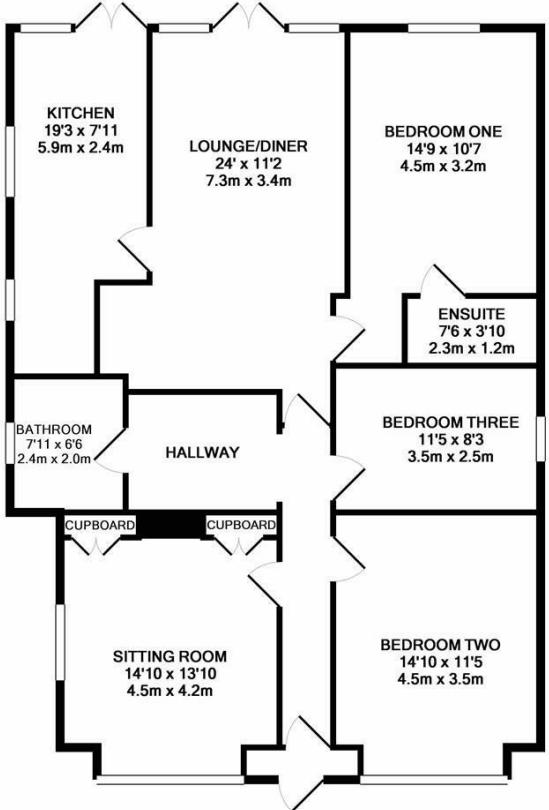


HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 1155 SQ.FT. (107.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2019

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.

HARDISTY AND CO



Horsforth
horsforth@hardistyandco.com
0113 2390012

Guiseley
guiseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

Crowther Avenue
Calverley

£335,000

3 BEDROOM BUNGALOW

hardistyandco.com

INTRODUCTION

****OPEN TO VIEW SATURDAY 22nd JUNE - 4pm - 5pm****

Internal viewing is essential to appreciate this superb, extended detached true bungalow/family home. Set in a sought after location backing onto fields giving a peaceful setting and outlook yet also been close to Calverley's amenities, schools, Victoria Park and with excellent transport links too! The accommodation is extremely well proportioned and deceptive. There is a delightful lounge with a feature pine fireplace housing a Living Flame coal effect gas fire with ceramic back and hearth, this room is currently used as a music room. The lounge/diner provides a superb room for day to day family living and eating with French doors leading out to the superb rear garden. The dining kitchen has recently been updated and provides a family friendly area with Breakfast table and chairs along with French doors out to the garden. The three bedrooms are all double in size and the Master has a modern luxury ensuite shower room incorporating a larger than average shower cubicle and partial luxury tiling. The house bathroom is fitted with a white three piece suite and is also part tiled. Outside there is off street parking to the front and a feature enclosed rear garden which is a true gardener's paradise with lawns, shrubs, patios and water feature. Perfect to grow your own! Early viewing a must!

CALVERLEY 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 Owlcoates 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

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout and turn left into The Ring Road (A6120). Proceed down the hill and at the Rodley roundabout turn right into Rodley Lane, this in turn changes into Towngate. Continue along through the village and proceed straight on dropping down the hill, this road is now Carr Road. Turn left into St Stephen's Road and immediate right into Crowther Avenue. The property can be identified by our 'For Sale' Sign. Post Code LS28 5SB.

ACCOMMODATION

TO THE GROUND FLOOR

Timber framed door leading into...

PORCH

Offering a welcome shelter from the elements and ideal for muddy boots, shoes and coats. Leading into...

HALLWAY

The hardwood flooring is smart and practical. Access hatch into the loft. Door into...

LOUNGE/DINER



24'0" 11'2"

A lovely sized room with a velux window and french doors to the rear, flooding the room with natural light. Hardwood flooring. Plenty of space for a living area and a dining area too, both can be well defined spaces. Very pleasant outlook at the rear over the garden.

KITCHEN-DINER



19'3" x 7'8"

This is a modern room which has a good range of sleek, modern wall base and drawer units with modern work-tops over. Inset sink, side drainer and mixer tap. Integrated electric oven, four point gas hob and extractor hood over. Plumbed for a dishwasher and an automatic washing machine. Hardwood flooring. Breakfast area that catches the morning sun. French doors open into the rear garden.

SITTING ROOM



14'10" x 13'10" (into the bay)

A very pleasant bay fronted room which is flooded with natural light. Tiled fire surround and hearth with inset real flame gas fire. The alcoves have fitted storage, ideal for books, photos etc.

BEDROOM ONE



14'9" x 10'7"

A great sized bedroom with a pleasant outlook over the rear garden. Fitted wardrobes providing useful hanging and storage space. Door into...

EN-SUITE

7'6" x 3'10"

With a large walk-in shower having thermostatic shower controls, WC and a wash hand basin. Ceramic tiles to splash-back areas and wood effect flooring.

BEDROOM TWO



14'10" x 11'5" (into the bay)

An excellent sized bedroom with hardwood flooring. Fitted wardrobes provide good hanging and storage space. Cast iron fire surround, a pleasant feature.

BEDROOM THREE



11'5" x 8'3"

Another good sized double bedroom with a smart presentation. Stripped and varnished floorboards. Cast iron fire surround.

INNER HALLWAY

Off the main hall, there is space to add storage or a book case etc. Door into...

BATHROOM

7'11" x 6'6"

Fitted with a panel bath, with chrome shower fitting over, WC and a wash hand basin. Useful fitted storage.

TO THE OUTSIDE

There is brick block paved driveway at the front which provides off-street parking for 2/3 cars. There is a lawn and flower/shrub borders both at the front and side. There is access to the rear garden, this is enclosed and has a paved patio upon which you can relax or entertain visitors. There is a lawn with flower borders, pretty wild flowers and a water feature too. The garden enjoys a sunny, southerly aspect. There is scope to extend the property, subject to permissions.

SPECIAL NOTICE

The vendor has advised that a new front door is to be fitted prior to completion of sale to a prospective purchaser.

PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

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.

BROCHURE DETAILS

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

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	70
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	61
(55-68) D	
(39-54) E	49
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	