

HARDISTY AND CO

Foxholes Lane
Calverley



£370,000
Guide Price

hardistyandco.com

0113 239 0012

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SUPER FAMILY HOME WITH DOUBLE STOREY EXTENSION - IDEAL FOR YOUR GROWING FAMILY - Beautifully presented and situated in the heart of Calverley, close to excellent schools, transport links and a wealth of local amenities. Entrance hall, spacious and open-plan living room, kitchen and sun room, utility, office and W.C. Such a great deal of space. Upstairs: FOUR GOOD SIZED BEDROOMS, separate W.C and family bathroom. Outside there is a low maintenance front garden, ample off-street parking and a well maintained rear garden. This home is sure to attract attention, to avoid disappointment, call us now to secure your viewing slot!



HORSFORTH

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INTRODUCTION

A beautifully presented four bedroom semi-detached home in the heart of Calverley, close to excellent schools, transport links and a wealth of local amenities. This home has the benefit of a double storey extension, designed with the growing family in mind. In brief the property consists of; entrance hall, spacious and open-plan living room, kitchen and sun room, utility, office and W.C. Such a great deal of space. Upstairs the property boasts four good size bedrooms, separate W.C and family bathroom suite. Outside there is ample off-street parking and a well maintained rear garden. This home is sure to attract attention, to avoid disappointment, call us now to secure your viewing slot!

LOCATION

Calverley Village enjoys 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 train station at Apperley Bridge 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 good 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 5NS.

ACCOMMODATION

TO THE GROUND FLOOR
Timber front door leading into...

ENTRANCE HALL
With neutral decor theme and timber effect floor covering. Staircase to the first floor with a useful under-stairs storage cupboard. Door into...

LOUNGE
11'10" x 22'9"
With neutral decor theme continuation and wood effect floor covering. Open to the kitchen and sun room. Plantation style shutters.

KITCHEN
9'9" x 9'8"
Fitted with a range of white shaker style wall, base and drawer units with quality 'Corian' worksurfaces over and corian sink with drainer and mixer tap. Ceramic tiles to splash-back areas. Rangemaster cooker with six ring burner, space for fridge freezer and dishwasher.

CONSERVATORY
18'3" x 8'10"
A lovely, light and airy addition with wood effect floor covering and french doors opening out to the rear.

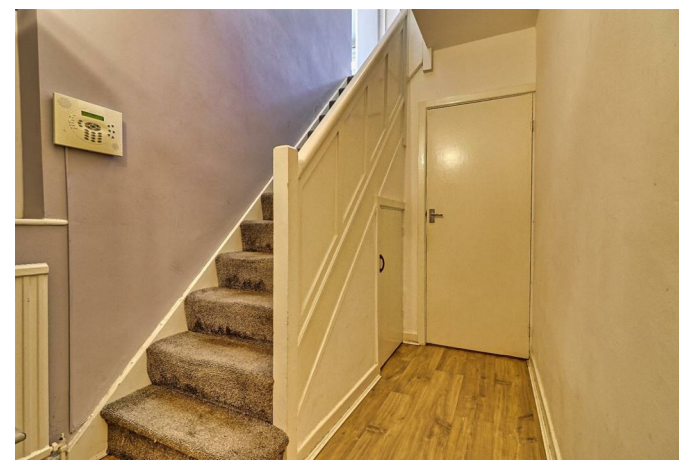
UTILITY ROOM
7'3" x 7'2"
Taking care of the practical requirements, with white storage units, granite effect work surface, inset ceramic sink, side drainer and chrome mixer tap. Neutral decor theme, wood effect floor covering. Space for washing machine and tumble dryer. Recessed ceiling spotlights.

GARAGE CONVERSION
8'7" x 7'8"
Such valuable additional space, with neutral decor theme and wood effect floor covering. Plantation style shutters. Useful storage and boiler housing. Recessed ceiling spotlights.

GUEST CLOAKS/W.C.
3'11" x 4'11"
Such a useful convenience, fitted with a low flush WC and pedestal wash hand basin. Recessed ceiling spotlights. Smart neutral decor and extractor fan. Wood effect floor covering.

TO THE FIRST FLOOR
Staircase from the ground floor hallway leading up to...

LANDING
With doors into...



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BEDROOM ONE

8'11" x 15'10"

An excellent sized, light and airy main bedroom with fitted plantation style shutters. Neutral decor.

BEDROOM TWO

10'9" x 13'9"

Another large double room, light and airy with a lovely bay window, fitted with plantation shutters. Neutral decor theme.

BEDROOM THREE

11'10" x 9'1"

Another spacious double room, this one has a garden outlook. Neutral decor theme.

BEDROOM FOUR

7'4" x 7'3"

A good sized single bedroom/work from home office if required, which is light and airy with neutral decor theme.

BATHROOM

7'2" x 8'11"

Fitted with a shower cubicle with thermostatic shower, wash hand basin and bath. Stainless steel towel rail. Fully tiled. Fitted mirror. Recessed spotlights.

SEPARATE WC

6'1" x 2'6"

Fitted with a WC and wash hand basin. Fully tiled. Recessed spotlights.

OUTSIDE

The rear garden is private and perfect for the family with something for everyone. The astro turf lawn was designed with low maintenance in mind and is ideal for child's play, there is also a wendy house, a pergola, pebble borders etc, enclosed by fencing. Ample off-street parking to the side and low maintenance front garden.

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/>

PEPPERCORN LEASE

As with a vast majority of properties in the Calverley and surrounding areas a 'peppercorn' lease exists whereby in many cases a long lease of 999 years was granted when the property was built. Usually a small

annual fee is payable in the form of a Peppercorn Ground Rent. Usually, no service charge is payable. As we are not leasehold specialists, clarification regarding lease terms, length and any associated charges should be sought via legal advice. We would however advise that this is very common place and normal in this area and not something that we have seen affects value or future sale ability.

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 option 3.

BROCHURE DETAILS

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



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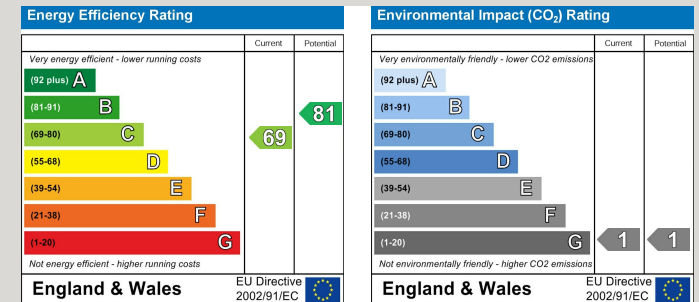
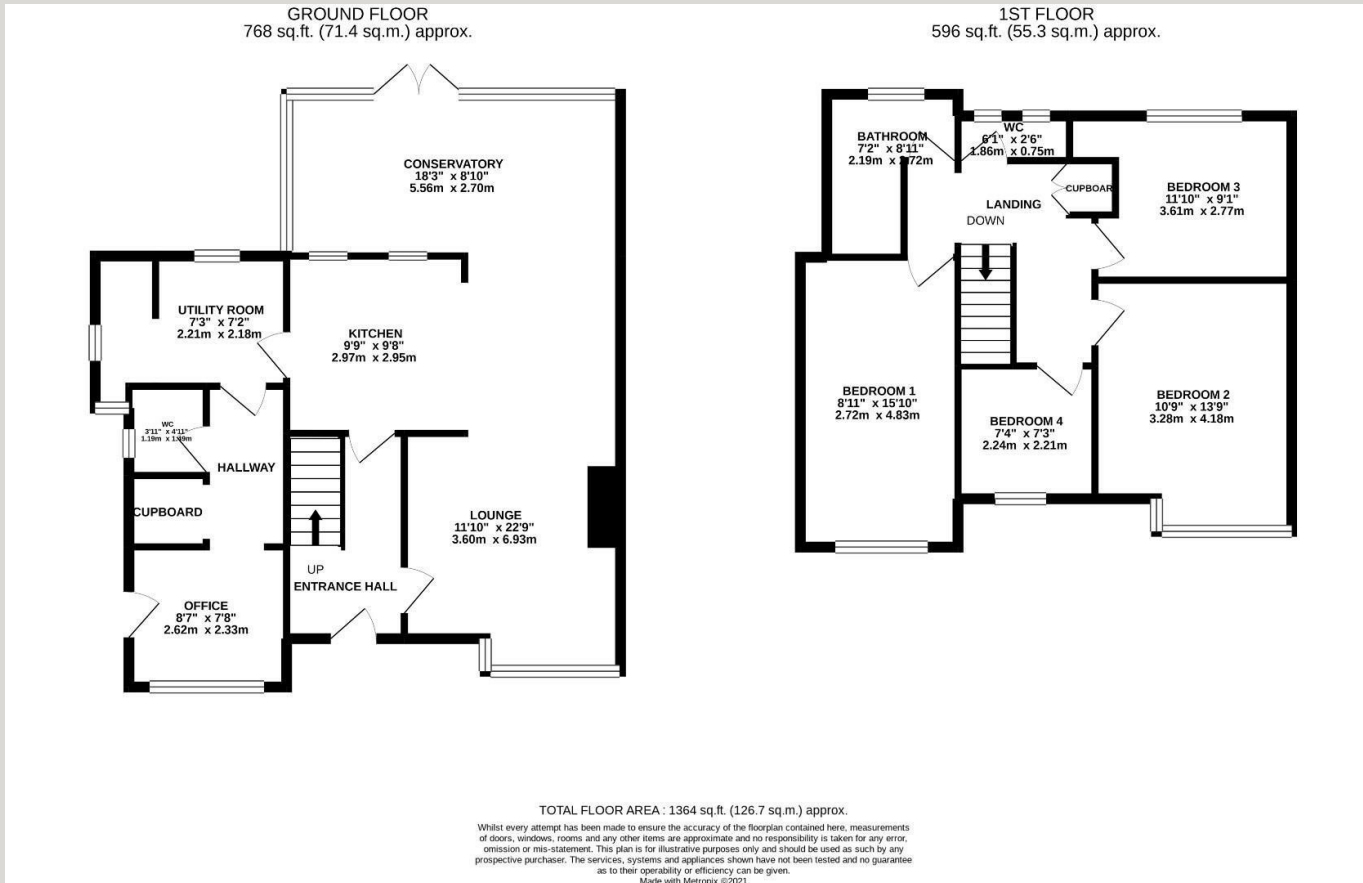
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre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