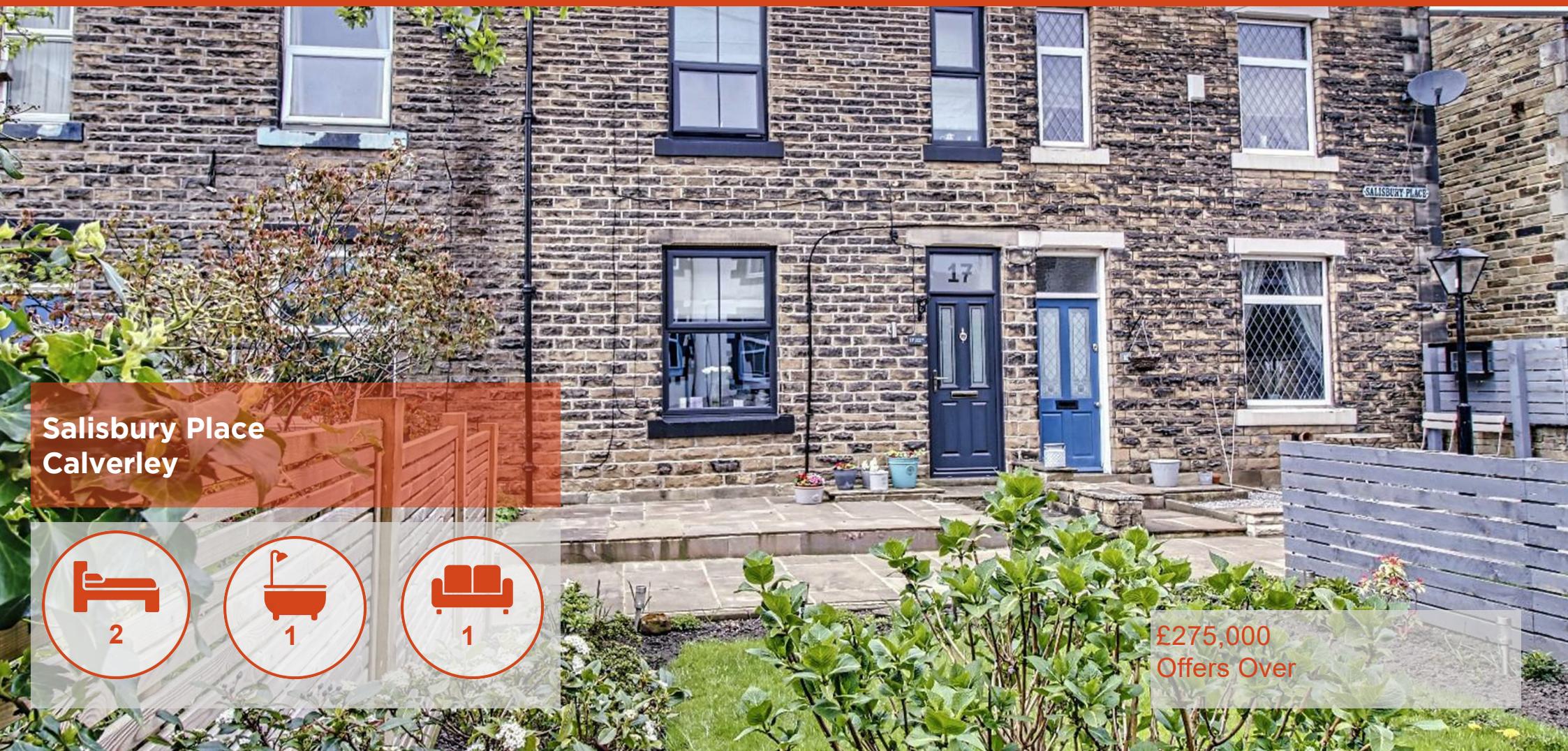


# HARDISTY AND CO



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This STUNNING, TWO DOUBLE bed., Victorian mid terrace home will suit a number of buyers & will not be around for long! Hidden away down a QUIET CUL DE SAC with OFF ST., PARKING & GARDENS to the front & rear right in the middle of Calverley close to Victoria Park, SCHOOLS, excellent amenities & with great COMMUTER LINKS. Briefly, fabulous OPEN DINING KIT., DELIGHTFUL lounge retaining period features to the rear, access down to a VAULTED CELLAR, TWO DOUBLE beds., & LUXURY house bathroom. SCOPE TO GO UP INTO THE LOFT to create a third bedroom (subject to permissions). Do not miss this one! EPC - E



## INTRODUCTION

This stunning Victoria mid terrace home will not be around for long and will suit a number of buyers!! There are gardens to the front and rear along with off street parking and the property is sited in the heart of Calverley village, minutes to excellent amenities, Victoria Park, schools and with great commuter links. There are delightful period features throughout which combine so well with the modern, stylish and nicely finished accommodation on offer. A vaulted cellar and scope to go up into the loft (subject to permissions) are here for you too, comprises, beautiful dining kitchen to the front of the house with fabulous fitted kitchen, kitchen island/seating area, Neff integrated appliances and feature double timber and glazed doors through to the lounge. A perfect place for relaxation with lovely outlook to the rear and cast iron fireplace, high ceiling, fitted storage and modern flooring. Upstairs are the two double bedrooms, the Master with cast iron fireplace and a generous family bathroom with thermostatic shower over the bath, WC and wash hand basin. The bathroom is fully tiled to the walls and floor and has a period style central heating radiator. Hidden away down a quiet, little cul-de-sac, this property must be viewed at your earliest convenience!

## 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 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 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 5PX.

## ACCOMMODATION

### GROUND FLOOR

Composite entrance door to ...

### DINING KITCHEN

16'4" x 11'8"

A fabulous, open, modern and stylish space at the front of the house with pleasant outlook, beautiful Shaker style fitted kitchen with timber worksurfaces and useful kitchen island providing storage and seating space.



Integrated Neff slide and hide oven, combi oven induction hob, canopy over and microwave. Integrated dishwasher and washing machine. Stainless steel sink and side drainer with mixer tap and modern metro style tiling to splashbacks. Nicely finished with recessed spotlighting, feature paper decor to one wall and double oak and glazed doors through to the ...

## LOUNGE

15'0" x 13'0" (max)

Such a spacious reception room at the rear of the house with pleasant garden outlook, delightful character features including high ceiling, ceiling coving, solid oak picture rail, skirtings and feature fireplace with cast iron coal effect stove, tiled inserts and sitting on a tiled hearth. Modern wood effect flooring, alcoves to both sides of the chimney breast and useful fitted storage. Access to a vaulted cellar.

## INNER LOBBY

With staircase up to the first floor.

## FIRST FLOOR

### LANDING

Access to the loft via a hatch and with doors to ...

### BEDROOM ONE

15'1" x 13'2"

A great size double bedroom with pleasant aspect to the rear overlooking the garden and beyond. Feature cast iron fireplace, paper decor to one wall and fitted storage.



## BEDROOM TWO

11'8" x 8'11"

A comfortable double bedroom at the front of the house with wood effect flooring, feature paper decor to one wall and period central heating radiator.

## BATHROOM

8'3" x 7'0"

A generous bathroom too with a window to the front elevation, thermostatic shower over the bath, glazed screen, WC and wash hand basin. Fully tiled to walls and floor and with a period central heating radiator.

## LOFT

Hardisty and Co have dealt with many sales down this stretch of Salisbury Place and many have successfully gone up into the loft with relative ease and subject to approvals. Buyers must satisfy themselves of all requirements before purchasing the property.

## OUTSIDE

There is off street parking to the front and a pleasant rear garden with Indian sandstone seating area, lawn and well tended borders.

## 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.

## BROCHURE DETAILS

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

## SERVICES - Disclosure Of Financial Interests

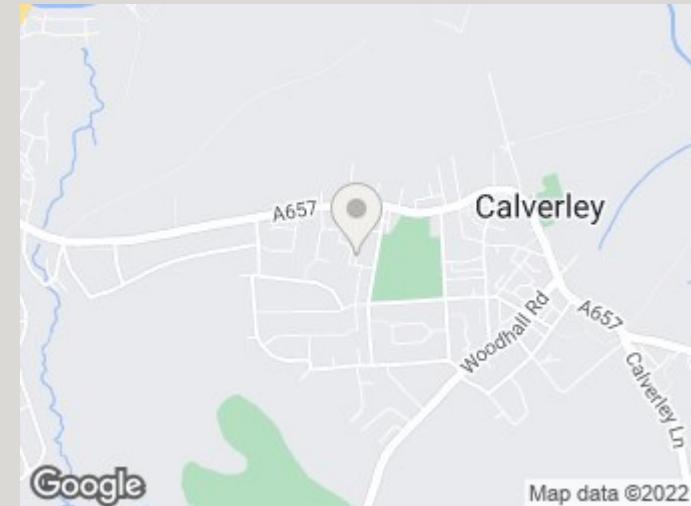
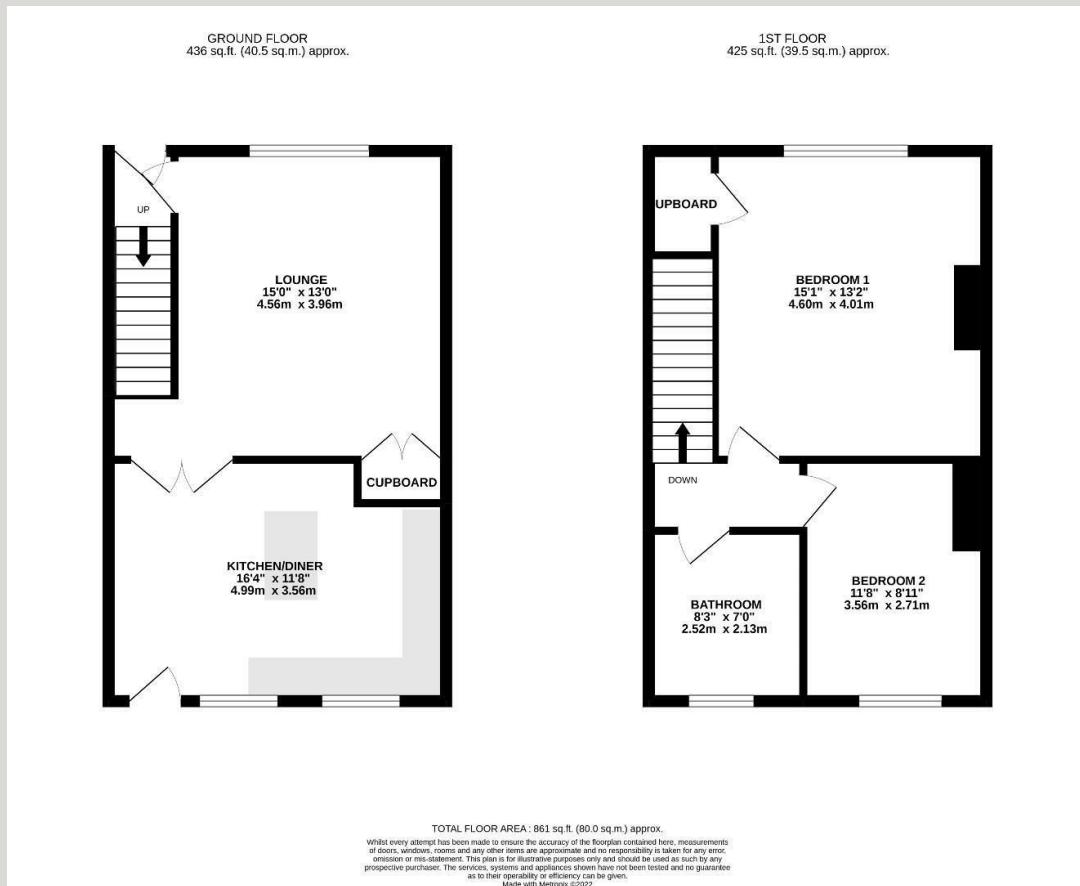
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage 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.

## 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.



# HARDISTY AND CO



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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