



Carr Road Calverley, Pudsey
Asking Price £265,000

HARDISTY



21 Carr Road

Calverley, Pudsey, West Yorkshire, LS28 5NE

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. The 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 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.

GROUND FLOOR

Upon entering the property, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the home. From here, there is access to a spacious living room, perfect for relaxing or entertaining, as well as a well-appointed kitchen/diner. The kitchen features a range of stylish shaker-style cupboards, complemented by wood-effect laminate flooring and matching worktops. Integrated appliances include a fridge, freezer, gas hob, and electric oven, providing both functionality and a modern finish. There is also ample space for a dining table, creating an ideal setting for both everyday meals and entertaining. The kitchen further benefits from direct access to the communal rear gardens, enhancing the sense of space and convenience.



FIRST FLOOR

The first floor hosts three well-proportioned bedrooms, offering flexible accommodation suitable for families, guests, or home working. Each room is designed to maximise space and natural light. Completing this floor is a good-sized house bathroom, fitted to comfortably serve all bedrooms and designed with practicality in mind.

OUTSIDE

Externally, the property benefits from on-street permit parking located just metres away, ensuring ease of access for residents and visitors. To the rear, there are shared communal gardens, providing a pleasant outdoor space to enjoy.

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 Mortgage Advice Bureau. 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.

FINANCIAL SERVICES

Linley and Simpson Sales Limited trading as Hardisty are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. We receive a maximum of £30 per referral.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer for this is £50 +VAT per named buyer and

is paid to the firm who administer the money laundering ID checks, being lamproperty / Movebutler. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

PLEASE NOTE

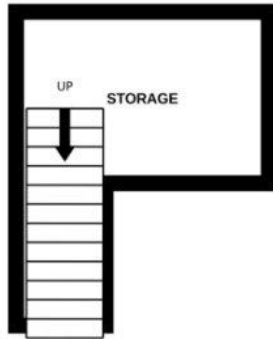
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



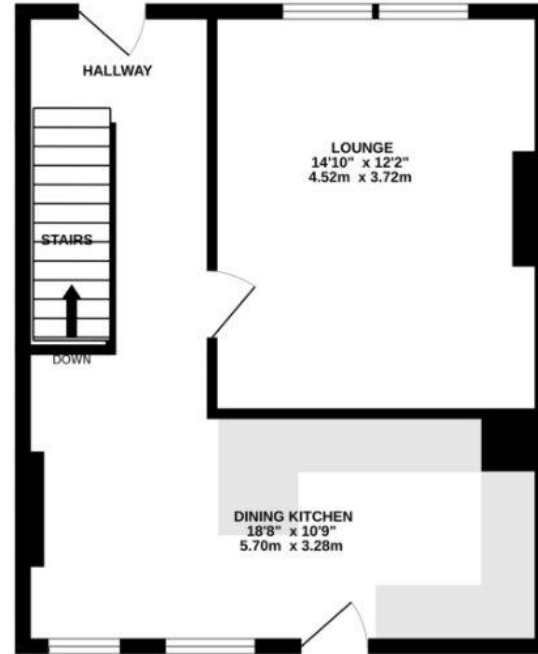


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

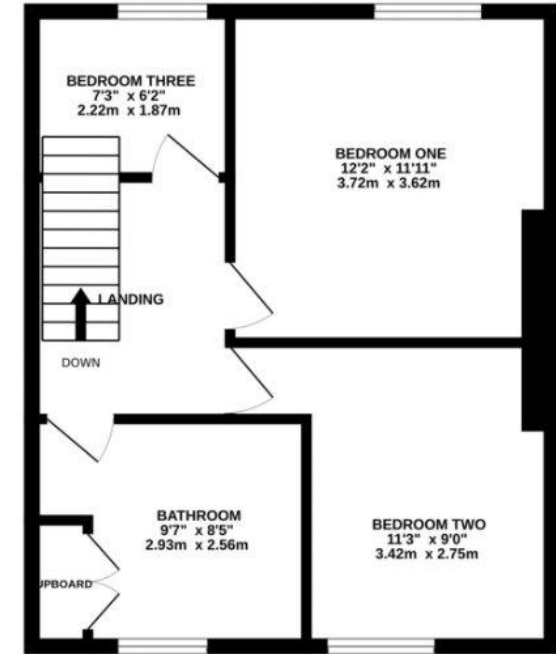
BASEMENT LEVEL
77 sq.ft. (7.1 sq.m.) approx.



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.2 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.
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IMPORTANT: We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.
Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.



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