



£255,000

THREE BEDROOMS* *STONE BUILT* *POPULAR VILLAGE LOCATION* *IMMACULATE THROUGHOUT* *IDEAL FOR FIRST TIME BUYERS & DOWNSIZERS* *MODERN BATHROOM* *GATED REAR GARDEN* *ALLOCATED PARKING SPOT AT THE FRONT OF THE PROPERTY

Nestled in the charming village of Calverley, this delightful terraced house at Woodland View presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts three well-proportioned bedrooms, making it ideal for small families or individuals seeking extra space. Upon entering, you will find a welcoming reception room that is both spacious and well-presented, providing a perfect setting for relaxation or entertaining guests. A delightful dining kitchen fully equipped with modern cabinets and affording ample space for entertaining and opening out to the enclosed rear garden. The modern bathroom has been tastefully designed, ensuring comfort and convenience for everyday living.

One of the standout features of this property is the gated rear garden offering a private outdoor space that is perfect for enjoying the fresh air or hosting summer gatherings. Allocated parking is located at the front of the property. The location itself is truly fantastic, situated in a peaceful village that offers a sense of community while still being within easy reach of local amenities. In summary, this terraced house in Woodland View is a superb choice for those looking to make their first step onto the property ladder or for those wishing to downsize without compromising on quality or comfort. Don't miss the chance to view this lovely home in a picturesque setting.

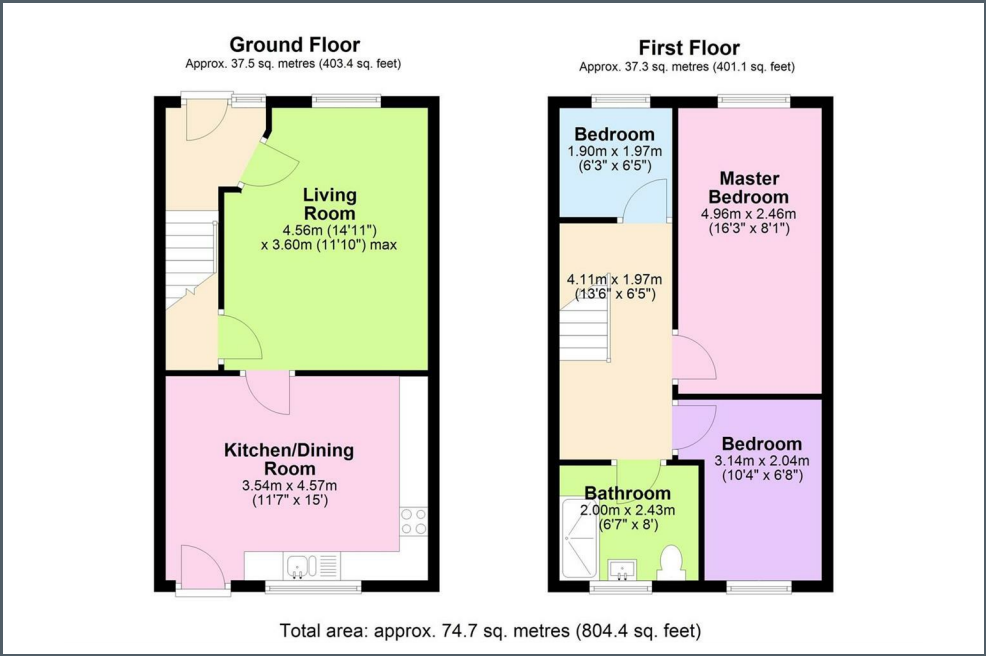
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AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

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PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		