



### 3 bed terraced house to buy in

Carr Road, Calverley, Leeds, West  
Yorkshire, LS28 5RT

**£160,000** Starting Bid

🏠 x3 🚗 x1 🚲 x1

Tenure

**Leasehold**

Off Street parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ OFF-ROAD PARKING
- ✓ CALVERLEY LOCATION
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bi £160,000

This three double bedroom stone terraced home offers generous accommodation arranged over three floors and retains plenty of traditional character. While the property has been well cared for, it would now benefit from some cosmetic updating, providing an excellent opportunity for buyers to put their own stamp on a spacious and characterful home.

The ground floor comprises a galley-style kitchen fitted with a range of wall and base units, work surfaces and cooking facilities, with space for additional appliances. A rear door leads directly out to the patio and off-road parking area, offering practical day-to-day access. Also on this level is a separate dining room with fitted cupboards, ideal for family meals, along with a separate lounge providing a comfortable living space.

To the lower ground floor is a useful cellar with power, suitable for storage or hobby use.

The first floor hosts two good-sized double bedrooms, both well proportioned, together with a house bathroom fitted with a three-piece suite including a bath with shower over.

The second floor features a further spacious double bedroom within the converted attic. This room includes sloping ceilings, exposed beams and built-in storage, offering a flexible space that could serve as a main bedroom, guest room or home office.

Externally, the property benefits from a private rear patio area and space for off-road parking.

Located on the edge of the popular village of Calverley, the property offers convenient access to both Leeds and Bradford, making it well suited to commuters, while still enjoying the feel of a well-established village location.

Council Tax Band: B

Tenure: Leasehold

Annual Ground Rent Amount: £2.00

Price: Starting Bid £160,000

Property Type: Terraced House

Parking: Off Street

Year built: 1890

Construction materials: Stone built

Roofing type: Concrete roof tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Carr Road, Calverley, Leeds, West Yorkshire, LS28 5RT

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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