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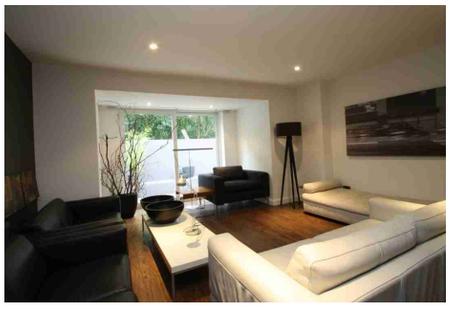
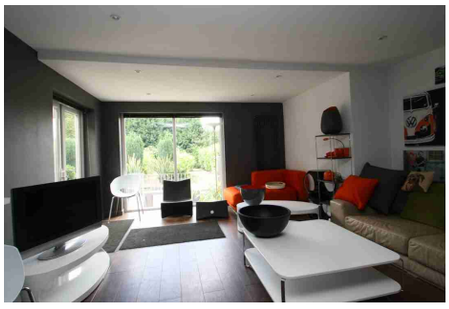




Woodlands, Clara Drive, Calverley, Pudsey

£349,000 Freehold

What Dreams Are Made Of - Impressive 3 Bedroom Home

Impressive three bedroom home boasting high specification contemporary interior, with spacious lounge area, modern fully fitted kitchen, generously sized bedrooms & additional outside room

- **Contemporary 3 Bedroom Home**
- **Modern Fully Fitted Kitchen**
- **Contemporary Interior Throughout**
- **Extensive Rear Garden**
- **Ample Off Road Parking**
- **Local To Amenities**
- **UPVC Double Glazed**
- **Gas Central Heating**

in association with TESCO

Entrance Hall
Provides access to all living areas

Lounge
15' 4" x 18' Fabulously presented, spacious lounge area boasting contemporary electric fireplace, high specification dark wood laminate flooring and spot lighting. Two double windows providing attractive views of rear garden

Kitchen / Breakfast Room
23' 6" x 13' 11" Showpiece contemporary fitted kitchen comprising a range of wall and base units with central island, ideal for dining. White Formica high gloss work surfaces, modern stainless steel sink, modern integrated oven and hob and stylish gas fire. Provides views over rear garden

Master Bedroom
13'8" x 12'11" Superbly presented master bedroom contemporary in design with built in wardrobe and ample space for double bed and furniture. UPVC window to side allowing light to the room. door to:

Master En Suite
Delightful modern en suite, Modern grey tiles, comprising white low level WC and wall hung hand wash basin. Also boasts a modern walk in shower room

Bedroom Two
12' 6" x 12' 6" Beautifully decorated double bedroom benefiting from fitted high gloss wardrobes, dark wood laminate flooring and views to rear garden. Door to:

En Suite
Modern en suite comprising walk in shower, wall hung hand wash basin and spotlighting

Bedroom Three
15' 8" x 17' Currently used as reception room, boast fitted wardrobes and views overlooking courtyard

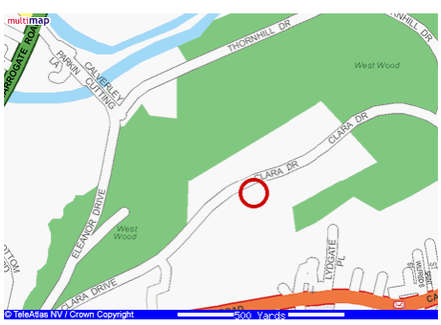
Family Bathroom
Contemporary bathroom comprising white cladding, walk in power shower, 'his' and 'her' sinks, low level WC

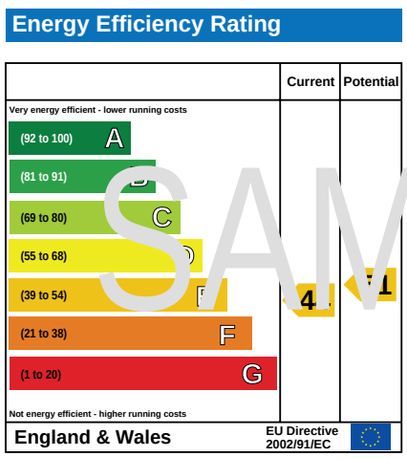
Outside Room
11' 5" x 7' 9" Outside room currently used as an office area, with telephone connection. Very versatile area

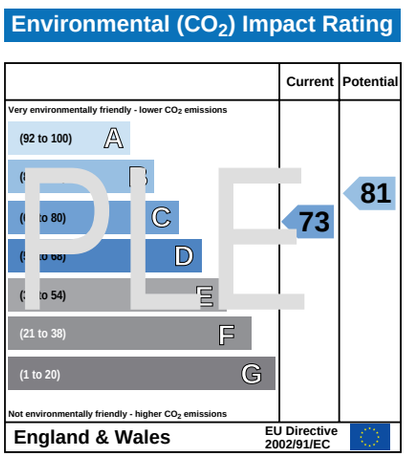
Outside
Ample driveway parking . Extensive rear mature garden with pond, allotment, situated next to private woods. Offers a great courtyard area ideal for entertaining

Location
.Ring Rd Farsley/A6120. At A657, take the 1st exit onto Rodley Ln/A657. Turn right at Thornhill Dr. Continue onto Clara Dr

To have a look, contact our team on **0808 122 3333** or e-mail **customerservice@isold.com**







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