



Rockwood Crescent, Calverley Pudsey LS28 5AD

welcome to

Rockwood Crescent, Calverley Pudsey

Impressive FOUR BEDROOM DETACHED HOUSE situated within a popular and sought after location, with links to Leeds and Bradford. The property is a fantastic opportunity to make a dream family home with the benefit of a DRIVEWAY, REAR GARDEN and GARAGE.

GUIDE PRICE £400,000 - £425,000



Rockwood Crescent

This four bedroom detached property is in need of some modernisation however offers great opportunity to make a fabulous family home. The property is located in a popular residential area close to local amenities and transport links. Accommodation is well proportioned throughout and briefly comprises; Entrance porch, entrance hall, spacious lounge, dining area, fitted kitchen and utility room to the ground floor. To the first floor are four bedrooms, house bathroom and separate WC. The property benefits from a driveway and garage providing ample off street parking and storage. Attractive well maintained garden to the front and generous garden to the rear. Offered with no onward chain, internal viewing is highly recommended to appreciate the accommodation on offer.

Ground Floor Entrance Porch

Door to the front and useful space for coats and shoes with tiled flooring and windows to front and side, door leading into hallway

Hallway

Radiator, stairs to the first floor with useful under stair storage and internal window through to the lounge

Inner Hall

8' 7" x 10' 5" (2.62m x 3.17m)
Adjoining the dining area with a radiator and access to the utility room

Living Room

10' 9" x 17' 6" (3.28m x 5.33m)
A spacious lounge with Gas fire point and surround, radiator, window to the front and two smaller windows to the side allowing ample natural light throughout. Double doors opening onto the dining area

Dining Area

8' 9" x 17' (2.67m x 5.18m)
A versatile space ideal as a dining area with Gas fire point and large window and door to the rear

allowing ample light and access to the rear garden

Kitchen

9' 5" x 5' 3" (2.87m x 1.60m)
The fitted kitchen features a range of wall and base units with work surfaces over and tiled splash backs, stainless steel sink and drainer unit with mixer tap, integrated wall mounted Neff oven, gas hob and integrated fridge freezer. Tiled flooring, door to the side and window to the rear overlooking the garden.

Utility Room

7' 9" x 9' 2" (2.36m x 2.79m)
A very good sized utility room with sink unit, wall mounted boiler, window to the side and door allowing access to the garage

First Floor Landing

With stairs from the entrance hall, window to the side and access to the loft via a hatch

Bedroom One

11' 11" x 11' 9" (3.63m x 3.58m)
A double bedroom with radiator and window to the rear with views overlooking the garden.

Bedroom Two

11' 11" x 7' 5" (3.63m x 2.26m)
Radiator and window to the front

Bedroom Three

9' x 9' 6" (2.74m x 2.90m)
Radiator and window to the rear

Bedroom Four

5' 6" x 8' 9" (1.68m x 2.67m)
Radiator and window to the rear

Bathroom

8' 9" x 7' 2" (2.67m x 2.18m)
The fitted bathroom comprises; bath with shower attachment, wash hand basin, WC, useful cupboard, radiator and window to the front and side

Wc

Fully tiled WC

Garage

15' 9" x 7' 7" (4.80m x 2.31m)
The integral garage can be accessed via the utility room and also electric up and over doors, there is a door and window to the side. Ideal for storage

Outside

To the front of the property there is a well maintained garden laid to lawn and a block paved driveway which provides ample off street parking.

To the rear of the property is a good sized garden mainly laid to lawn with mature hedge borders, making this a lovely enclosed and private space ideal for families. There is a paved area and garden shed.



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welcome to

Rockwood Crescent, Calverley Pudsey

- FOUR BEDROOM DETACHED HOUSE
- INTEGRATED GARAGE
- FANTASTIC REAR GARDEN
- DRIVEWAY FOR PARKING
- EXCELLENT PUDSEY LOCATION

Tenure: Freehold EPC Rating: D

guide price

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY113455 - 0006

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