



**Rockwood Road, Calverley PUDSEY LS28 5AB**



**welcome to**

**Rockwood Road, Calverley PUDSEY**

A SUBSTANTIAL detached family home, boasting STUNNING accommodation that includes THREE LARGE RECEPTION ROOMS, four bedrooms plus EN SUITE, in addition to LARGE GARDENS and MULTI-CAR DRIVE. Situated within a HIGHLY SOUGHT AFTER LOCATION, this is a must see.



### Property Information

A substantial rare to the market extremely well presented and spacious four bedroom detached house in a highly desirable location near Calverley golf club, Woodhall Hills and Woodhall lake. With commuter links to Leeds, Bradford and surrounding area.

This stunning family home has great inside and outside space, a large garden and multi car drive. Comprising of entrance hall, downstairs wc, lounge, dining kitchen, utility room, conservatory, four bedrooms and house bathroom. With the benefit of gas fired central heating and Pvc double glazing.

### Entrance Hall

Front entrance door to the welcoming spacious entrance hall that sets the tone perfectly for the property you are about to enter, with access to the downstairs rooms and staircase to the first floor.

### Downstairs Cloakroom

Situated off of the entrance hall, the downstairs wc offers a wc and wash basin.

### Lounge

19' 7" max x 9' 4" max ( 5.97m max x 2.84m max )  
The generous sized formal lounge is flooded with natural light creating a wonderful calm living space. Carpet, French doors leading to the conservatory, spotlights to ceiling.

### Kitchen

13' 5" max x 7' 4" max ( 4.09m max x 2.24m max )  
The impressive kitchen is the heart of the property and offers ample storage from the wall hung, drawer and base units with complimentary worktop surfaces over. Having many features that are perfect for family-style living.

### Dining Room

17' max x 10' 5" max ( 5.18m max x 3.17m max )  
The inviting dining room has space for table and chairs and has modern flooring. Two French doors leading to the conservatory.

### Utility Room

Plumbing for washer dryer, sink with drainer.

### Conservatory

25' 4" max x 13' 9" max ( 7.72m max x 4.19m max )  
An impressive conservatory multi functional space with views to the lawned private garden.

### Landing

Staircase rising to the first floor.

### Bedroom Two

12' max x 9' 3" max ( 3.66m max x 2.82m max )  
Fitted wardrobes, double glazed windows to the rear elevation.

### Bedroom Three

10' max x 8' 11" max ( 3.05m max x 2.72m max )  
Fitted wardrobe, double glazed windows to the rear elevation.

### Bedroom Four

11' 3" max x 7' 4" max ( 3.43m max x 2.24m max )  
Double glazed windows to the front elevation.

### Bathroom

Finished to the same high standard as the rest of the property. The family bathroom has tiled floors and walls, shower over bath, vanity sink unit, low flush WC, frosted double glazed window.

### Master Bedroom

20' 4" x 13' 8" ( 6.20m x 4.17m )  
Master bedroom with storage to the eaves, glass panel, staircase, large double glazed window to the rear, carpet and spotlights to the ceiling.

### En-Suite To Master Garden

Externally the gardens are incredibly mature with an array of niceties including a small lawned area to the front with gate access to the rear garden. Perfect for sitting out and entertaining.  
Off road parking to the large multi car driveway.

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## **Rockwood Road, Calverley PUDSEY**

- Four bedroom detached property
- Garage Conversion
- Potential for extension
- Converted loft
- Multi car driveway

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

offers in excess of

**£675,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY114970 - 0005

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