



New Row, Calverley Pudsey LS28 5QY

welcome to

New Row, Calverley Pudsey

A stunning property, which has been recently renovated and boasts generous living accommodation, including a MODERN DINING KITCHEN and a great LOFT ROOM, WHICH COULD USED AS A 3RD BEDROOM. Also boasting LARGE REAR GARDEN and OFF ROAD PARKING, Sought after, tucked away location.



Property Information

Situated in the charming area of Woodhall Hills in Calverley, this two-bedroom end terrace offers a perfect blend of modern convenience and character. The property boasts a spacious loft space. The main bedroom is a luxurious retreat, featuring a walk-in wardrobe, a stylish media wall, and an en-suite with a waterfall shower for added comfort. Both bathrooms are elegantly designed, with the main bathroom offering a free-standing bath that's perfect for relaxation. The living room exudes warmth and charm, with a log burner as its centrepiece, and there's a convenient log store outside to keep it stocked. The kitchen, installed just 2.5 years ago, is finished to a high standard with integrated appliances, making it a practical and stylish space for culinary endeavours. The combi boiler (2022), ensures energy-efficient heating throughout the home. Outside, the property features a lovely garden with a patio area, ideal for enjoying the outdoors. There's also a driveway with an electric charging point, catering to eco-friendly vehicles, and a garage with additional storage space.

Entrance Hall

Front entrance door to welcoming entrance hall, central heating radiator.

Lounge

14' 3" max x 11' 9" max (4.34m max x 3.58m max)
Warm and inviting lounge that perfectly blends character and comfort. The space features a striking log burner creating a cozy focal point for the room. Overhead, exposed beams add charm and a touch of traditional elegance to the ceiling. The lounge is also equipped with two new radiators, ensuring a welcoming atmosphere during colder months. This is a space designed for relaxation, where classic design elements meet modern functionality.

Kitchen

14' 3" max x 11' 1" max (4.34m max x 3.38m max)
Sophisticated kitchen that blends modern luxury with rustic charm. The centrepiece is a stunning quartz

marble breakfast table, perfect for casual dining or entertaining guests. Overhead, beams to the ceiling add a timeless, characterful touch, giving the space warmth and depth. plenty of storage to keep everything organised and accessible. It is heated by two radiators, ensuring a cozy environment year-round. The new double-glazed windows not only enhance energy efficiency but also bring in abundant natural light. Skylights further illuminate the room, creating an airy and uplifting atmosphere. Pantry area.

Basement

The Basement is used as utility room, complete with power and water supply. Suitable for washing machine (pumped drainage to external) and dryer; under bench storage.

Staircase

Sleek, modern staircase that combines functionality with aesthetic appeal. The staircase features a glass balustrade, adding an airy and open feeling to the space. Beneath the staircase, the understairs storage is cleverly designed to maximize space.

Bedroom 1

10' 3" max x 9' 7" max (3.12m max x 2.92m max)
Double bedroom with new double glazed window to the rear, carpet and new radiator. Media wall with integrated cupboards

Walk In Wardrobe

11' 2" max x 3' 7" max (3.40m max x 1.09m max)
A stud wall separates the walk in wardrobe from the main bedroom.

En-Suite

Stone tiled walls, rain fall shower, wash basin, WC, Wall hung boiler (2022)

Bedroom 2

9' 4" max x 8' 3" max (2.84m max x 2.51m max)
Double bedroom with double glazed windows to the front elevation, carpet and central heating radiator.

Bathroom

Marble tiled walls, two radiators, separate rainfall shower, free standing bath, frosted glazed window, tiled floor, integrated cupboards and toiletry shelf, freestanding sink

Loft Space

A great space that could be used as a third bedroom. Lots of storage space and eaves space, radiator, stone walls and beams, double glazed sky window.

External

Generous garden with a charming patio area.. Beyond the garden, a woodland view with plenty of nature and where wild garlic grows, offers a picturesque and peaceful view. It's a serene retreat that feels both cozy and expansive. Useful log store.

Outhouse

There is a useful outhouse, part owned with the neighbour (old WC building).

Patio

The patio is stepped into 3 sections at a total of approximately 50sqm and could feature BBQ area or large table, making it a perfect social space.

Agents Note

There is a right of access to the rear of the property



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New Row, Calverley Pudsey

- Electric Charging Point
- Log Store, Large Garden with Patio
- Drive & Garage
- Waterfall showers to bathrooms
- Two Bedrooms plus Loft Room

Tenure: Freehold EPC Rating: E

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115449 - 0006

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