



Salisbury Street, Calverley PUDSEY LS28 5PY

welcome to

Salisbury Street, Calverley PUDSEY

This end-terraced home blends period charm with modern convenience, featuring spacious rooms, high ceilings, and large windows. A large basement adds storage, while the rear garden offers parking and bin access for practicality.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Information

This one of a kind end-terraced property on Salisbury Street, Calverley offers a unique blend of period charm and modern convenience. With its spacious layout, high ceilings, and large windows, the home is filled with natural light, creating a warm and inviting atmosphere. The well-proportioned rooms, including a stylish kitchen-diner, comfortable lounge, and three bedrooms, provide ample living space for families or professionals. A large basement and loft space offer additional storage, both can be easily extended into to provide additional rooms and increase the value to the property, while the rear garden includes car parking with scope to enclose

the garden into a private space if required adding practicality to the property. The property is in close proximity to two excellent primary schools, family & dog friendly pubs, local amenities, Calverley Woods and the beautiful Victoria Park.

Ground Floor Entrance Hall

17' 3" max x 6' max (5.26m max x 1.83m max)

The entrance hall features an original stained glass window, a radiator, and a door leading to the front yard, blending charm with practicality.

Lounge

16' 6" max x 12' 3" max (5.03m max x 3.73m max)

The living room features a double-glazed window to the front, a radiator for warmth, a blocked-off fireplace, and fitted shelving, offering both character and practicality.

Kitchen Diner

18' 6" max x 10' 2" max (5.64m max x 3.10m max)

The kitchen diner features laminate flooring, a stainless steel sink, a gas oven and hob, and a breakfast bar for casual dining. Natural light streams in through two double-glazed windows to the rear, while a blocked-off fireplace adds character. The space is completed with two radiators and a door leading to the rear garden for easy access.

First Floor Landing

The landing is fitted with carpet flooring for comfort and warmth, and features a loft hatch providing easy access to additional storage space.

Bedroom One

13' 5" max x 12' 4" max (4.09m max x 3.76m max)

Bedroom One features a double-glazed window to the front, allowing plenty of natural light. It is fully carpeted for warmth and comfort, includes a fitted wardrobe for storage, and is equipped with a radiator to maintain a cozy atmosphere.

Bedroom Two

13' 7" max x 10' 7" max (4.14m max x 3.23m max)

Bedroom Two boasts high ceilings, enhancing the spacious feel of the room. It features a double-glazed window to the rear, carpet flooring, and a radiator for warmth. A fitted wardrobe provides convenient storage, while the boiler is neatly housed within the space.

Bedroom Three

6' 6" max x 6' max (1.98m max x 1.83m max)

Bedroom Three is a cozy single room, ideal as an office space or guest room. It features carpet flooring, a double-glazed window to the front, and a radiator, ensuring warmth and comfort.

Bathroom

10' 1" max x 5' 9" max (3.07m max x 1.75m max)

The bathroom features a frosted double-glazed window to the rear, allowing natural light to brighten the space. It includes a wash basin, WC, and a bath, with a radiator ensuring warmth and comfort.

External Front Garden

The front garden offers a large patio space, providing a welcoming entrance and an ideal spot for outdoor seating or potted plants.

Rear Garden

The rear garden offers convenient car parking and bin access at the back of the property, ensuring practicality and ease of use.

Basement

The basement is a spacious area with separate rooms, offering plenty of storage space and potential for various uses.



view this property online williamhbrown.co.uk/Property/PDY115550



welcome to

Salisbury Street, Calverley PUDSEY

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedrooms
- Off Street Parking

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: C

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115550



Property Ref:
PDY115550 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk