

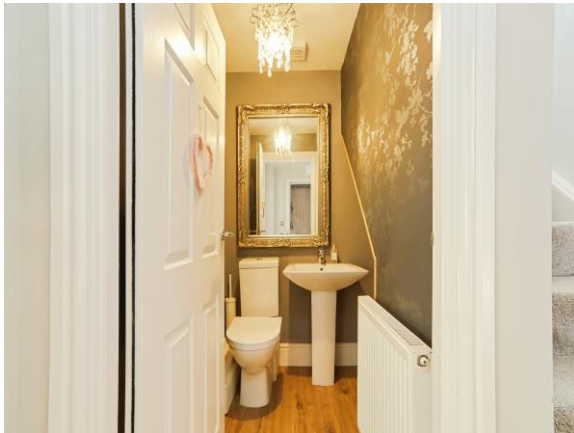


Woodland View, Calverley PUDSEY LS28 5RL

welcome to

Woodland View, Calverley PUDSEY

This detached stone home on Woodland View boasts four double bedrooms, a modern kitchen, and garage with driveway. Chain-free for a hassle-free move—perfect for stylish, spacious living!



Property Information

This stunning detached stone property on Woodland View offers an ideal blend of elegance and modern convenience. Featuring four spacious bedrooms, this home provides ample space for comfortable living. The modern kitchen is stylish and well-equipped, perfect for culinary enthusiasts. With a garage and driveway, parking is effortless. Best of all, the property is chain-free, ensuring a smooth and hassle-free buying process. A perfect opportunity for those seeking a charming and contemporary home in a desirable location.

Entrance Hall

6' 5" max x 4' 3" max (1.96m max x 1.30m max)

The entrance hall cloakroom offers a practical space for guests to store their coats and belongings.

WC

6' 5" max x 5' 4" max (1.96m max x 1.63m max)

The downstairs WC features a WC, wash basin, and radiator for added warmth and comfort. The laminate flooring provides an easy-to-maintain finish, making the space both practical and stylish.

Lounge

18' max x 9' 8" max (5.49m max x 2.95m max)

The lounge boasts laminate flooring, creating a modern feel. Natural light pours in through the double glazed window at the front, while the French door at the rear provides easy access to outdoor space, seamlessly blending indoor and outdoor living.

Kitchen

18' 1" max x 9' 8" max (5.51m max x 2.95m max)

The kitchen is thoughtfully designed with wall and base units topped with elegant quartz worktops, offering both style and durability. Natural light streams in through double glazed windows at the front and rear, enhancing the airy ambiance. A patio door provides seamless access to outdoor areas, while a radiator ensures warmth and comfort. The modern setup includes a stainless steel sink, integrated electric hob and oven, plus a built-in fridge and dishwasher for added convenience. A perfect blend of sophistication and practicality!

Utility Room

6' 5" max x 5' max (1.96m max x 1.52m max)

The utility room is conveniently accessible from the kitchen, offering additional functionality. A boiler is installed to ensure efficient heating and hot water supply, while the double glazed window at the rear allows natural light to brighten the space.

Landing

The landing is comfortably fitted with carpet flooring, providing warmth and softness underfoot. A radiator ensures a cozy atmosphere, while the double glazed window at the rear allows natural light to brighten the space.

Bedroom One

26' max x 18' max (7.92m max x 5.49m max)

Bedroom One is a uniquely shaped double room, adding character and charm to its design. The carpet flooring enhances warmth and comfort, while a double glazed window at the front allows natural light to brighten the room. Additionally, the open eaves storage provides practical and stylish storage solutions.

Ensuite One

9' 9" max x 8' 8" max (2.97m max x 2.64m max)

The ensuite from bedroom one is designed for comfort and convenience, featuring a WC and wash basin in a sleek, modern layout. A double glazed window at the rear allows natural light to brighten the space, while underfloor heating ensures warmth and luxury.

Bedroom Two

18' max x 9' 8" max (5.49m max x 2.95m max)

Bedroom Two is a double room and features carpet flooring, adding warmth and comfort to the space. A double glazed window at the front invites natural light, while a radiator ensures a cozy atmosphere.

Ensuite Two

6' 8" max x 4' 9" max (2.03m max x 1.45m max)

The ensuite from bedroom two features tiled flooring that enhances its modern appeal. A double glazed window to the rear invites natural light, while a radiator and

underfloor heating ensure warmth. The space includes a WC, wash basin, and a walk-in shower, offering a sleek and functional setup.

Bedroom Three

9' 8" max x 8' 9" max (2.95m max x 2.67m max)

Bedroom Three is a double room that offers a comfortable and cozy atmosphere with carpet flooring and a radiator for added warmth. A double glazed window at the rear allows natural light to brighten the space, making it a welcoming retreat.

Bedroom Four

9' 8" max x 8' 9" max (2.95m max x 2.67m max)

Bedroom Four is a double room that features carpet flooring, offering warmth and comfort. A double glazed window at the front allows natural light to illuminate the space, while a radiator ensures a cozy atmosphere.

Bathroom

6' 5" max x 6' 5" max (1.96m max x 1.96m max)

The bathroom showcases a sleek, modern design with tiled flooring and walls, creating a stylish and easy-to-maintain space. A bath with shower over offers flexibility and convenience, while the WC and wash basin complete the functional layout. A double glazed window at the front invites natural light, and underfloor heating adds a touch of warmth and luxury.

Rear Garden

The rear garden is beautifully maintained, featuring a lush artificial lawn that offers a green, low-maintenance retreat. A spacious patio provides the perfect setting for outdoor gatherings, while gated access to the driveway enhances both security and convenience.

Parking

The parking area features a driveway leading to the garage, offering convenient off-street parking. Additionally, gated access to the garden provides both security and easy entry to the outdoor space.



view this property online williamhbrown.co.uk/Property/PDY115702



welcome to

Woodland View, Calverley PUDSEY

- 4 double bedrooms
- Garage & Driveway
- Modern Kitchen
- Ensuite
- Rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115702



Property Ref:
PDY115702 - 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