









## welcome to

## **Woodland View, Calverley Pudsey**

Set on Woodland View in popular Calverley, this spacious three-storey mid-terrace offers four bedrooms, including a master with ensuite and walk-in wardrobe, plus a modern kitchen, utility room, and multi-room cellar—perfect for families or those needing extra space.













## **Property Information**

Situated on Woodland View in the highly soughtafter area of Calverley, Pudsey, this impressive threestorey mid-terraced home offers spacious and versatile living accommodation that exceeds the size of the average inner terrace in the area.

This freehold property boasts four generously sized bedrooms, including a luxurious master suite complete with an ensuite and a walk-in wardrobe. A modern kitchen serves as the stylish and functional heart of the home, complemented by a separate utility room for added convenience.

The cellar, accessed from the kitchen diner, features multiple rooms ideal for storage or potential development, offering even more flexibility. Blending character with contemporary features, this well-appointed home is perfect for families or anyone seeking extra space in a prime location.

# **Ground Floor Entrance Porch**

The entrance porch features a carpet and leads to a door opening into the entrance hall.

#### **Entrance Hall**

The entrance hall features laminate flooring and a radiator, with stairs leading to the first floor and access to both the lounge and the kitchen diner.

## Lounge

13' 7" max x 11' 5" max ( 4.14m max x 3.48m max )
The lounge benefits from a double glazed window to the front, carpeted flooring, a radiator, and an open fire with a lined flue providing a cosy focal point.

#### **Kitchen Diner**

20' 8" max x 11' 8" max ( 6.30m max x 3.56m max ) The kitchen diner features a mix of tiled and laminate flooring, is fitted with an electric hob and oven, and includes two double glazed windows to the rear, a radiator, and access to the cellar.

#### Cellar

The cellar, accessed from the kitchen diner, comprises multiple rooms offering versatile storage or potential use.

## First Floor Landing

The landing is carpeted and provides access via stairs to both the ground floor and the second floor.

#### **Bedroom Three**

13' 7" max x 11' 6" max ( 4.14m max x 3.51m max ) Bedroom Three benefits from a double glazed window to the front, a radiator, and is fitted with carpet for added comfort.

#### **Bedroom Four**

12' 8" max x 8' 9" max ( 3.86m max x 2.67m max ) Bedroom Four features a carpeted floor, a radiator, and a charming fireplace, with a double glazed window overlooking the rear of the property.

## **Utility Room**

12' max x 5' 5" max ( 3.66m max x 1.65m max )
The utility room features linolium covering, wall and base units, a double glazed window to the front, a radiator, and houses the boiler. There is also space for a washing machine and dryer side by side.

#### **Bathroom**

10' 6" max x 6' 5" max ( 3.20m max x 1.96m max ) The bathroom is fitted with tiled walls and flooring, a wash basin, WC, and a bath with shower over, complemented by a folding glass shower screen, spotlights, a heated towel rail, electric underfloor heating and a frosted double glazed window to the rear.

## Second Floor Landing

The landing provides access to Bedroom One and Bedroom Two, with stairs leading down to the first floor.

#### **Bedroom One**

12' 8" max x 11' 9" max ( 3.86m max x 3.58m max )
Bedroom One features a double glazed window to
the rear, a radiator, and carpeted flooring, with the
added benefit of an en-suite and a walk-in wardrobe.

#### **Ensuite**

7' 9" max x 6' 8" max ( 2.36m max x 2.03m max ) The ensuite is fitted with tiled walls and flooring, a shower, low flush WC, wash basin with under-sink storage, a mirror, electric underfloor heating and a frosted double glazed window to the rear.

#### **Walk In Wardrobe**

6' 8" max x 6' 8" max ( 2.03m max x 2.03m max ) The walk-in wardrobe is fitted with carpet, a clothes rail, and lighting, offering a practical and well-lit storage space. Also gain access to the loft in this space.

#### **Bedroom Two**

19' 9" max x 11' 9" max ( 6.02m max x 3.58m max ) Bedroom Two is a spacious room featuring two double glazed windows to the front, a radiator, and carpeted flooring for added comfort.

#### **External**

Externally, the property benefits from a fenced yard with gated access.

## **Parking**

On-street parking is available.





## welcome to

## **Woodland View, Calverley Pudsey**

- 4 spacious bedrooms
- Modern kitchen diner
- Ensuite & walk in wardrobe
- Utility room
- Cellar

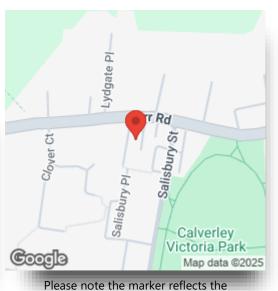
Tenure: Freehold EPC Rating: D Council Tax Band: C

# £280,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116154



Property Ref: PDY116154 - 0003 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.





0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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.