



Victoria Street, Calverley, , LS28 5PT

£725,000

HUNTERS[®]
EXCLUSIVE



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- Immaculate four bed detached house
- Two spacious and elegant reception rooms
- Well appointed kitchen with high-quality features
 - Downstairs wc and Utility room
 - Double garage and parking for six cars
 - Conservatory extension with garden views
- Dressing room and en-suite to main bedroom
 - Potential to convert garage to annex
 - Opposite Calverley park with views
 - Planning consent to extend further

A beautifully presented DETACHED property in a sought-after village location with four bedrooms, two reception rooms, high-quality features, and stunning park views, offering comfort and style for families and couples alike.





Situated in the well regarded Calverley village, this immaculate and individual built DETACHED property providing stylish and generous family accommodation is now available for sale, making it an ideal choice for families and couples alike. Boasting two generous sized reception rooms, a spacious well-appointed kitchen with high-quality features, FOUR bedrooms, and a modern bathroom, this home offers comfort and style in abundance. Situated in a Fabulous sized plot with a south facing rear garden, and benefitting from a ground floor conversion, first floor extension and with planning consent for a single storey rear extension to create an open plan kitchen/dining room.

The living space is accessed from the welcoming front ENTRANCE, with Kardean flooring and a composite front door. The rear entrance hall provides access to a well-appointed DOWNSTAIRS WC and UTILITY ROOM, with space for laundry and a washer/dryer. The elegant SITTING room is L-shaped with space for both sofas and a DINING table, with doors leading into the lovely CONSERVATORY, with a glass roof and views of the rear garden. The separate through LOUNGE is light and spacious with doors leading directly onto the rear sun patio.



The MAIN bedroom, with its En-suite bathroom, walk-in dressing room, and views of the park and garden, provides a luxurious retreat. The second bedroom features dual aspect windows and stunning park views, while the third bedroom offers fitted wardrobes and garden views. The fourth bedroom, perfect for use as a home office, is spacious and also overlooks the park.

Externally there is a driveway providing secure parking for up-to 6 cars, leading to a large DOUBLE GARAGE, with potential to convert to an annex, to be used as a home office/or a dependent relative with roll up door and internal power/light. The large rear garden is fully enclosed and south facing, with three patio areas for alfresco and outdoor entertaining.

Located opposite the village park near to the schools and local amenities, with strong community tie and transport links to both Leeds and Bradford, this home offers a perfect blend of convenience and tranquility. Don't miss the opportunity to make this exceptional property your own.



FRONT HALL

LOUNGE
16'6" x 10'11"

SITTING /DINING ROOM
22'6" x 14'10"

KITCHEN
12'1" x 10'3"

CONSERVATORY
12'11" x 10'3"

UTILITY ROOM
8'7" x 5'6"

BEDROOM ONE
15'6" x 11'6"

DRESSING ROOM
6'8" x 5'6"

EN-SUITE SHOWER -ROOM



BEDROOM TWO
14'8" x 10'8"

BEDROOM THREE
12'5" x 8'5"

BEDROOM FOUR
8'7" x 7'9"

BATHROOM
7'3" x 5'7"

DOWNSTAIRS CLOAKROOM/WC



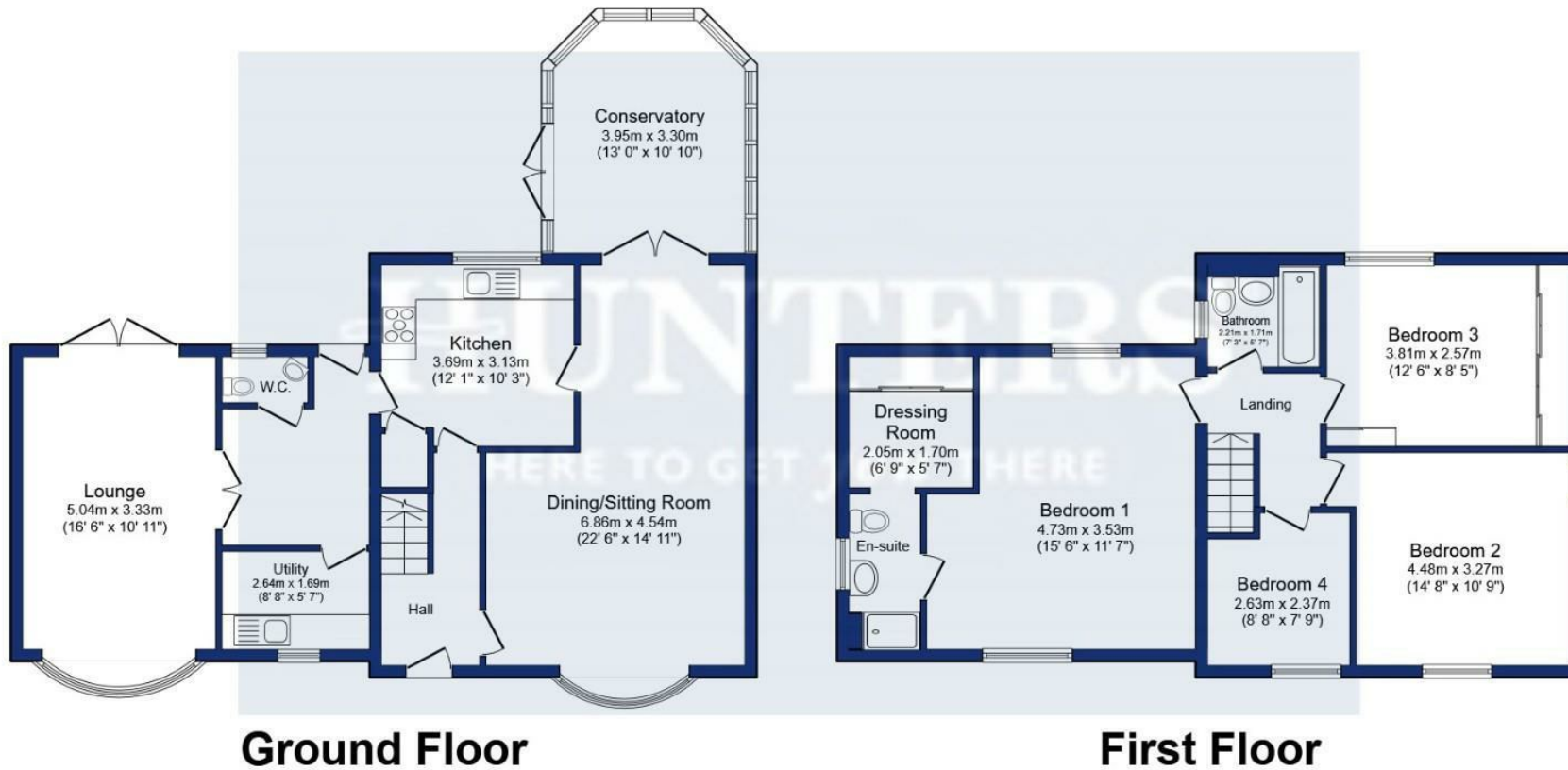
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79

England & Wales
 EU Directive 2002/91/EC

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Ground Floor

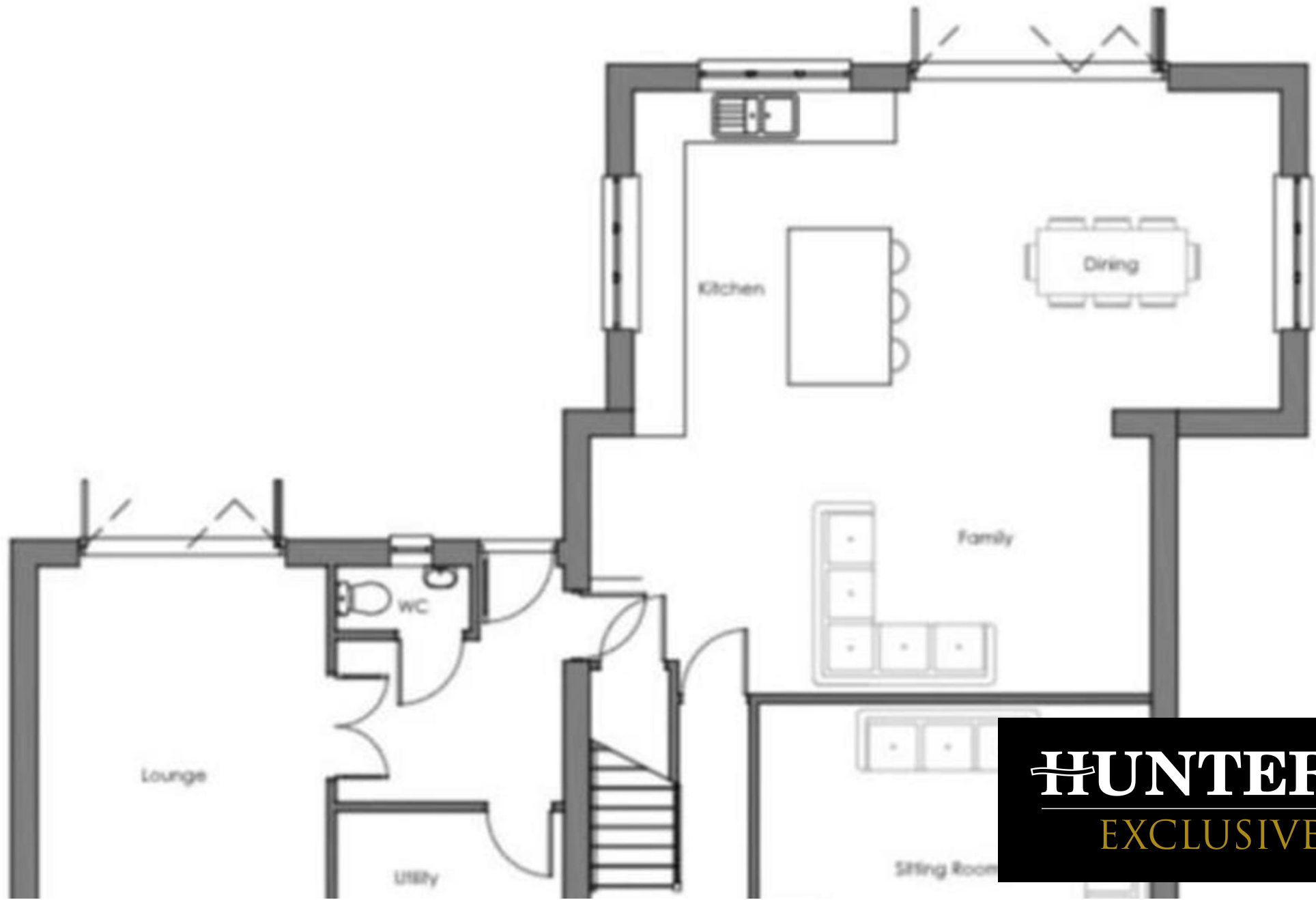
First Floor

Total floor area 164.0 m² (1,765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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