



Rockwood Road, Calverley, , LS28 5AB

£750,000

HUNTERS[®]
EXCLUSIVE



Rockwood Road, Calverley, , LS28 5AB

£750,000

Luxury and comfort meet in this immaculate detached property with Seven bedrooms, four bathrooms, two reception rooms, a stunning family kitchen, garage, guest suite, and landscaped garden, perfect for families looking for both elegance and practicality in one home.

- Immaculate family detached property
- In total seven bedrooms and four bathrooms
- Open-plan kitchen with modern appliances
- Spacious double bedrooms with ensuite
 - Stunning family room
 - Bi-fold doors opening onto garden
 - Separate guest suite/annex if required
 - Garage and parking for several cars
 - Home office
 - Beautifully landscaped garden



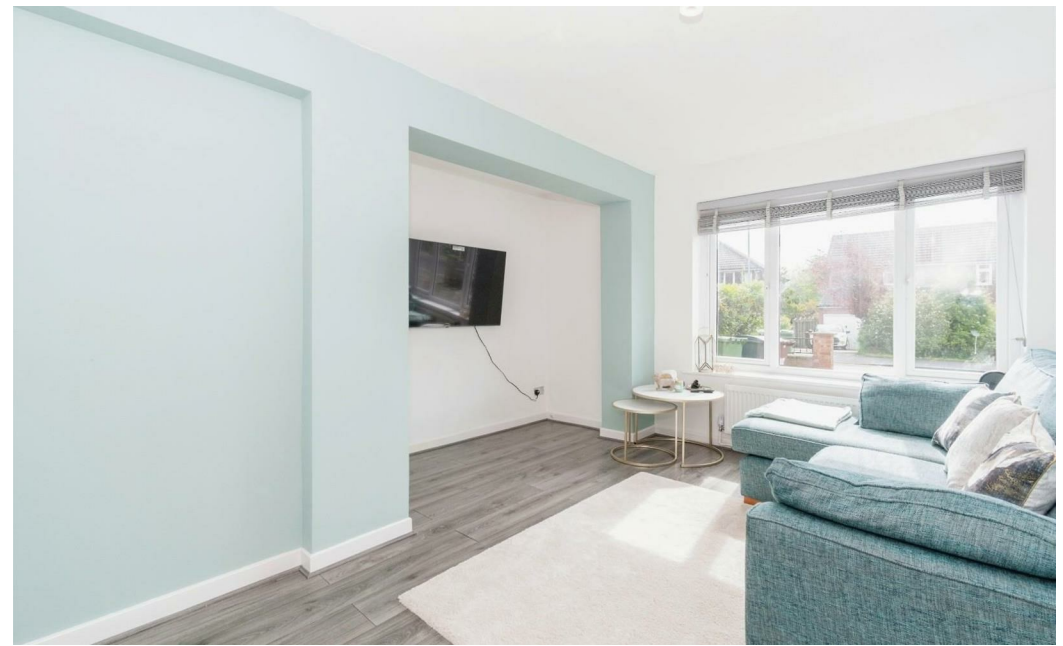


Now available for sale, this immaculate, DETACHED family property, an embodiment of both luxury and comfort. With a total of SEVEN bedrooms, four bathrooms, three reception rooms, and a wonderful FAMILY SIZED kitchen/sitting/dining room, this home is perfect for families and extended families alike. There is a separate KITCHEN/UTILITY ROOM, which can be either part of the family household or used as a separate guest suite/annex for a dependent relative.

The bedrooms are generously proportioned with all seven being spacious doubles. The main bedroom, located on the top floor, features an en-suite for increased privacy and convenience. Another double bedroom benefits from built-in wardrobes. The remaining five double bedrooms are spacious and inviting.

All the BATHROOMS are designed with elegance in mind. The first showcases a fresh white suite with a shower over the bath, a vanity style sink, all fully tiled for a modern, sleek look. The second family bathroom features a step-in shower cubicle, catering to all preferences. The remaining bathrooms are also well appointed.

The stunning open-plan FAMILY kitchen is a true highlight of this home, complete with a kitchen island and modern appliances. Natural light floods the space which also boasts a dining area and a family sitting space. Bi-fold doors open onto the garden, providing a seamless indoor-outdoor living experience.



The two reception rooms provide ample space for relaxation or entertaining, with one separate for increased flexibility.

This property comes with a range of unique features including a garage, recent renovations, a separate guest suite, if required and parking for several cars. The garden has been beautifully landscaped, offering an inviting space for outdoor activities.

The attached GARAGE is perfect for different storage needs and the ground floor OFFICE is ideal for home working.

Located near public transport links, schools, green spaces, walking and cycling routes, golf clubs, and is within 1 mile of Pudsey railway station, this property is not just a home, but a new lifestyle and we strongly recommend internal viewing to fully appreciate the flexibility of this unique family home.

Luxury and comfort meet in this immaculate detached property with Seven bedrooms, four bathrooms, two reception rooms, a stunning family kitchen, garage, guest suite, and landscaped garden, perfect for families looking for both elegance and practicality in one home.



PORCH

HALL

W.C.

LIVING ROOM
13'8" x 12'1"

KITCHEN / FAMILY AREA
26'6" x 19'8"

OFFICE
11'1" x 5'10"

GARAGE
20'4" x 7'2"

KITCHEN / UTILITY
12'9" x 12'9"

HALL

SHOWER ROOM

SITTING ROOM
15'5" x 12'9"

LANDING

BEDROOM 3
13'9" x 9'10"

BEDROOM 2
11'5" x 8'6"

BEDROOM 4
11'5" x 8'6"

BATHROOM

BEDROOM 5
11'5" x 7'2"

LANDING

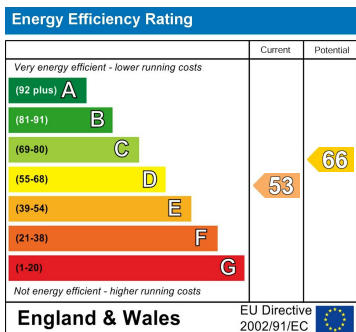
BEDROOM 6
12'9" x 8'10"

SHOWER ROOM

BEDROOM 7
11'5" x 8'10"

BEDROOM 1
17'0" x 6'10"

EN-SUITE



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.

HUNTERS[®]
EXCLUSIVE



Total floor area 237.1 sq.m. (2,552 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

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
0113 257 6198 | Website: www.hunters.com



HUNTERS[®]
EXCLUSIVE