

HUNTERS[®]

HERE TO GET *you* THERE



Rockwood Crescent

Calverley, Pudsey, LS28 5AE

Offers In The Region Of £425,000



Council Tax: C



2 Rockwood Crescent

Calverley, Pudsey, LS28 5AE

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- Immaculate semi-detached bungalow
- Fantastic corner plot garden
- Sought-after location
- Three double bedrooms
- Contemporary kitchen diner
- Additional loft room
- Off-street parking and garage
- Approved plans for extension
- Inviting family reception room
- Spa-like modern bathroom suite

Welcome to this ONE-OF-A-KIND semi-detached BUNGALOW listed for sale, a true gem nestled in a sought-after location on ROCKWOOD CRESCENT with nearby public transport links, schools, parks and the Ring Road links for Leeds, Bradford and M62. This property boasts a FANTASTIC CORNER PLOT GARDEN with a distinctive character and unique features such as off-street parking, a garage with power, an additional LOFT ROOM with approved PLANNING PERMISSION TO EXTEND, making it an equally stunning and rare opportunity.

Step inside to discover the warm LIVING ROOM that forms the heart of this lovely home. Bathed in south-facing sunshine, the room boasts plush carpets, a cosy gas fire, and another bay window, offering dual-aspect serene garden views. The stunning finish and ample space make it a perfect spot to accommodate family gatherings or a relaxing evening.

The property boasts a well-appointed KITCHEN, featuring a contemporary design with extensive galley style layout, BOSCH oven & microwave and an abundance of natural light flowing through skylights. The kitchen opens to a CONSERVATORY, providing an extra dining space, perfect for enjoying meals as a family or entertaining guests.

The bungalow offers THREE DOUBLE BEDROOMS, each with their unique charm. Bedroom one is bathed in natural light through a bay window and features fitted mirror wardrobes and carpet flooring. Bedroom two is equally well sized, also benefitting from fitted mirror wardrobes and a lovely garden outlook. The third bedroom features French doors leading to the front patio and makes for versatile space, for an equally fantastic third bedroom as second reception room or home office.

The property's BATHROOM exudes a spa-like atmosphere with its ultra-modern design, black tiles, walk-in rain shower and a heated towel rail. An exceptional place to unwind.

The current owners have planning permission for a significant loft conversion aimed at adding an extra bedroom complete with an en suite bathroom. This proposed enhancement presents potential buyers with a chance to increase both the living space and the overall value of the property. Detailed plans and drawings can be provided upon request.

This bungalow is a perfect fit for families and couples alike, sitting within Council Tax Band C. The property's unique features, such as CORNER PLOT GARDEN, OFF-STREET PARKING, and a GARAGE with power, add convenience to its abundant charm.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

11'5" x 15'10" (3.48 x 4.84m)

KITCHEN

8'7" x 20'0" (2.64 x 6.12m)

CONSERVATORY

6'10" x 11'7" (2.10 x 3.55m)

BATHROOM

5'4" x 6'9" (1.63 x 2.06m)

BEDROOM ONE

8'6" x 12'1" (2.61 x 3.69m)

BEDROOM TWO

9'4" x 14'11" (2.87 x 4.55m)

BEDROOM THREE

11'4" x 11'3" (3.46 x 3.44m)

LOFT ROOM

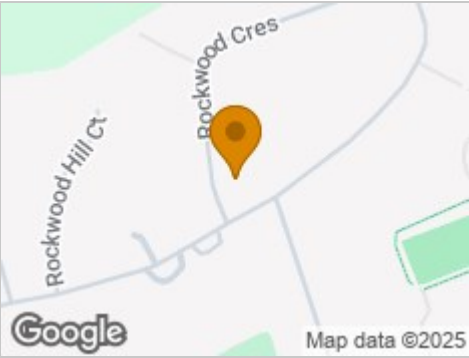
14'8" x 11'0" (4.49 x 3.36m)

GARAGE & OFF-STREET PARKING

CORNER PLOT GARDEN



Road Map



Hybrid Map



Terrain Map



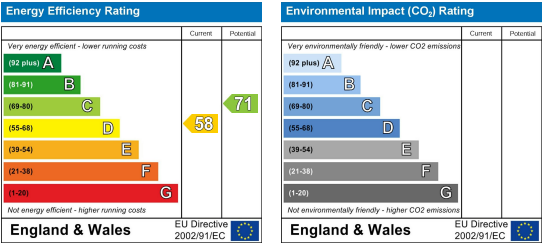
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.