



Rockwood Road, Pudsey, , LS28 5AA

£850,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Rockwood Road, Pudsey, , LS28 5AA

**£850,000**

- CHAIN FREE
- EXTENDED DETACHED HOME
  - DESIRABLE LOCATION
  - STUNNING GARDENS
  - SIX BEDROOMS
- DOUBLE GARAGE AND HORSESHOE DRIVEWAY
- POTENTIAL TO FURTHER EXTEND subject to planning permission
  - BEAUTIFULLY MAINTAINED
  - COUNCIL TAX BAND:- G
  - EPC RATING:- D





From the moment you arrive, the home's impressive kerb appeal is undeniable. Mature borders frame the gated horseshoe driveway, creating an elegant approach with ample off-street parking and access to the double garage, featuring one electric door and one manual door. The garage offers excellent storage and exciting potential for conversion, subject to the necessary permissions. Stepping inside, the welcoming entrance vestibule leads through to a stunning reception hallway where stylish wood-panelled walls and elegant herringbone flooring immediately set the tone for the quality and character found throughout the home. A contemporary downstairs WC adds practicality for modern family living.

The spacious lounge is beautifully presented and centred around a charming feature fireplace, creating a warm and inviting atmosphere. Double doors open seamlessly into the conservatory, enhancing the flow of the home and providing wonderful spaces for entertaining and relaxing alike. The formal dining room, also featuring an attractive fireplace, mirrors this layout with further double doors opening into the conservatory, offering superb versatility for larger family gatherings and social occasions.

The kitchen breakfast room is light-filled and thoughtfully designed with an extensive range of fitted units and generous work surface space. Complete with a double oven and six-ring gas hob, it is perfectly suited for both everyday family life and entertaining. A separate boiler/utility room provides invaluable additional storage and laundry space, ideal for keeping busy households organised and clutter free.

Stretching across the rear of the property, the impressive conservatory is undoubtedly one of the home's standout features. Flooded with natural light and enjoying uninterrupted views across the magnificent gardens, this substantial space connects effortlessly to both the lounge and dining room, creating a sociable and highly versatile living environment that can be enjoyed throughout the seasons.

To the first floor, the property continues to impress with six generously proportioned bedrooms, four of which benefit from fitted wardrobes. The principal bedroom is particularly stunning, a bright and spacious retreat featuring dual-aspect windows, fitted wardrobes and breathtaking views over the beautifully landscaped rear garden. One of the additional bedrooms also enjoys the luxury of a modern en-suite shower room, ideal for guests or older children. The sleek and contemporary four-piece house bathroom is finished to an excellent standard and comprises a walk-in shower, bath and vanity sink unit.

Externally, the rear garden is truly spectacular and undoubtedly a defining feature of this remarkable home. Lovingly landscaped and meticulously maintained, the garden offers expansive lawns, beautifully established borders and a stunning Japanese-inspired garden complete with gravel features and a tranquil pond. Backing onto the cricket ground and bordered by substantial mature trees, the garden enjoys an exceptional degree of privacy and provides a peaceful sanctuary rarely found. Every aspect has been carefully designed to create a setting of beauty and serenity, a genuine showstopper that must be seen to be fully appreciated.

Occupying a substantial plot, the property still offers enormous potential for further extension or development, subject to the necessary planning permissions, making it an exciting long-term opportunity for growing families.

Immaculately presented throughout and cherished by the same family for many years, this outstanding home is a rare gem to the market. Combining size, elegance, location and breath-taking gardens, it promises an exceptional lifestyle opportunity in one of Calverley's finest addresses. Early viewing is highly recommended, this remarkable home will not disappoint.

**Agent's Note:**

The current vendors advise that pre-application planning discussions have taken place regarding the potential development of a detached four-bedroom dormer bungalow. Formal planning permission has not been submitted or approved.



**DINING KITCHEN**  
16'11" x 9'0"

**DINING ROOM**  
15'10" x 11'11"

**LIVING ROOM**  
17'7" x 16'3"

**CONSERVATORY**  
34'0" x 12'10"

**UTILITY**  
6'10" x 3'10"

**WC**  
6'9" x 3'10"

**GARAGE**  
17'1" x 16'9"

**BEDROOM ONE**  
16'3" x 14'1"

**BEDROOM TWO**  
13'2" x 11'11"



**BEDROOM THREE**  
16'6" x 7'10"

**BEDROOM FOUR**  
13'3" x 8'5"

**EN-SUITE**  
5'8" x 4'7"

**BEDROOM FIVE**  
9'2" x 5'8"

**OFFICE/BEDROOM SIX**  
11'11" x 6'2"

**BATHROOM**  
9'1" x 7'11"

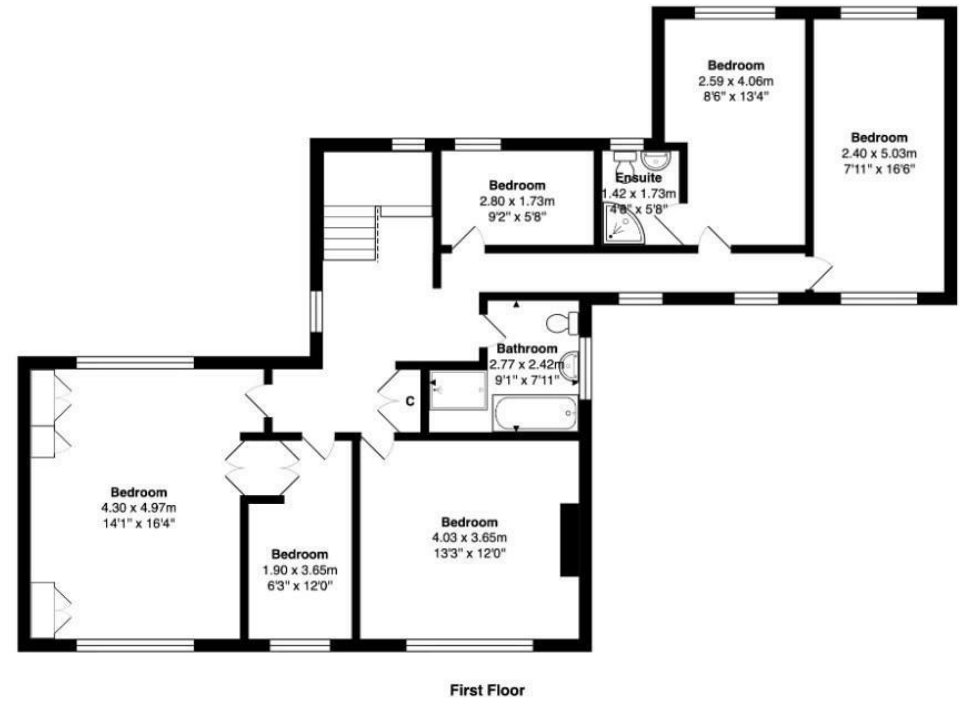
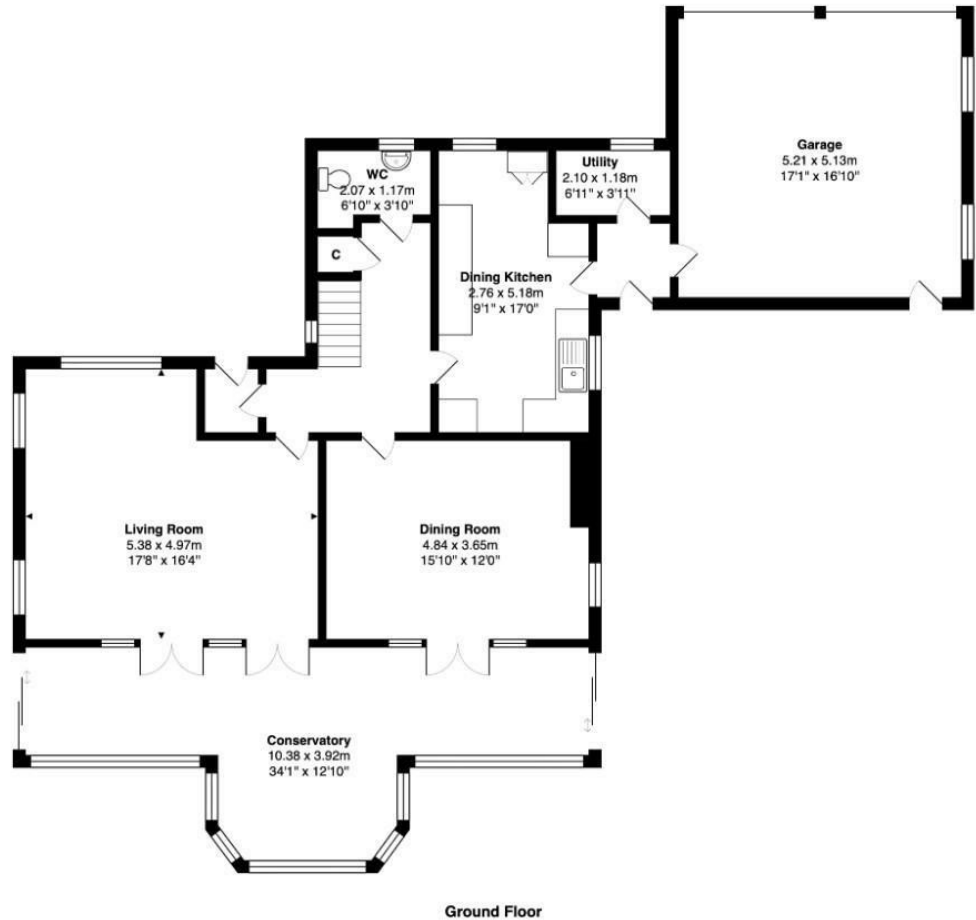


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

**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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Total Area: 230.4 m<sup>2</sup> ... 2480 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
 0113 257 6198 | Website: [www.hunters.com](http://www.hunters.com)





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