



HOME
MARKETING & MANAGEMENT

FOXHOLES CRESCENT, CALVERLEY LS28 5NT

£825,000

Truly stunning RENOVATED & EXTENDED Detached home
5/6 DOUBLE BED, 3 BATHROOM, 2/3 RECEPTION
LUXURY KITCHEN/DINER
ENTERTAINERS enclosed rear garden with GARDEN BAR
PREMIER CALVERLEY CRESCENT location
Extensive forecourt parking
Utility & Integral garage
Fantastic HIGH SPEC contemporary finish.
EASY ACCESS to Calverley's highly regarded pubs, park,
schools, Leeds/ Bradford Commuting



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GENERAL DESCRIPTION

This exceptional home opens into a bright, generously panelled entrance hall connecting the ground floor. The spacious lounge features dual windows with bespoke shutters and a stylish media wall with inset lighting and electric fireplace. A versatile front family room (currently a gym) offers flexible living, while a rear study—potential sixth bedroom—sits beside a contemporary shower room. The standout two-tone shaker kitchen-diner boasts quartz worktops and high-end integrated appliances, including oven, combi-microwave, warming drawer, dishwasher, induction hob with self-venting extractor, fridge freezer and wine cooler. Bifold doors open to the garden, with access to a utility room and integral garage. Zoned heating serves both floors.

Upstairs, the stunning vaulted principal bedroom offers fitted wardrobes, electric Velux windows and a luxurious en-suite with underfloor heating. A vaulted second bedroom sits to the rear. The family bathroom includes a freestanding bath, separate shower and double vanity. Bedrooms three and four feature fitted furniture and dual aspects; bedroom five offers dual Velux windows and eaves storage. An additional en-suite completes the floor. Outside, a bespoke garden room bar with WC and bifolds enhances entertaining space. The enclosed garden includes patio, lawn and shed. A substantial driveway sits behind gated access on this sought-after Calverley crescent.

TENURE

Like many Calverley properties it is on a long-term peppercorn lease originally set at 999 years through Thomhill Estates of £16 per annum

ROOM MEASUREMENTS

- ENTRANCE HALL** 19' 3" x 6' 6" (5.87m x 1.98m)
- LOUNGE** 16' 10" x 14' 2" (5.13m x 4.32m)
- HOME OFFICE / GUEST BEDROOM** 11' 4" x 10' 2" (3.45m x 3.1m)
- GROUND FLOOR SHOWER ROOM** 6' 7" x 6' 2" (2.01m x 1.88m)
- DINING KITCHEN** 23' 8" x 11' 2" (7.21m x 3.4m)
- UTILITY** 8' 4" x 5' 8" (2.54m x 1.73m)
- INTEGRAL GARAGE** 15' 9" x 8' 7" (4.8m x 2.62m)
- 2ND RECEPTION ROOM / GYM**
- 1ST FLOOR STAIRCASE & LANDING**
- MASTER BEDROOM** 21' 8" x 12' 6" (6.6m x 3.81m)
- LUXURY EN SUITE SHOWER ROOM** 11' 4" x 3' 10" (3.45m x 1.17m)
- DOUBLE BEDROOM 2** 16' 7" x 8' 9" (5.05m x 2.67m)
- ENSUITE SHOWER ROOM** 8' 9" x 3' 3" (2.67m x 0.99m)
- DOUBLE BEDROOM 3** 17' 8" x 8' 6" (5.38m x 2.59m)
- DOUBLE BEDROOM 4** 13' 2" x 10' 2" (4.01m x 3.1m)
- DOUBLE BEDROOM 5**
- LUXURY HOUSE BATHROOM**
- GARDEN BAR** 14' 6" x 12' 6" (4.42m x 3.81m) max

OPENING HOURS

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

