



35 ROCKWOOD ROAD

PUDSEY, LS28 5AB

£699,995
FREEHOLD

Monroe is thrilled to present this spacious and beautifully presented 7-bedroom, 4-bathroom home in Calverley is perfect for modern family living. This property offers comfort and convenience for all. Ideally located in a sought-after area, it provides easy access to local amenities, schools, and transport links. Whether for family life or entertaining, this home truly has it all.

MONROE

SELLERS OF THE FINEST HOMES

35 ROCKWOOD ROAD

- An impressive 2968 sq. ft property
- Versatile three-storey layout ideal for modern family life
- Stunning open-plan kitchen / living / dining space
- Multiple reception rooms
- Seven flexible bedrooms to suit family, guests or home offices
- Great for multi-generational families
- Excellent bathroom provision across all floors
- Integral garage with internal access
- Well-designed, practical layout that adapts to your lifestyle



This impressive and expansive residence offers a masterclass in versatile family living, spanning three floors and encompassing approximately 2,968 sq. ft.

The ground floor is designed for both entertaining and cosy family life, centred around a spectacular, triple-aspect Dining Kitchen and Living Room. This grand heart of the home features a modern island and high-specification integrated appliances, with a seamless flow directly into the garden.

The expansive layout continues with a separate Family Room, a charming Snug, and a dedicated space perfectly suited for a home office or gym. Practicality is equally considered, with a large integrated garage, a welcoming porch, and two conveniently placed WCs.

The first floor is dedicated to rest and relaxation, housing six well-proportioned bedrooms arranged around a central landing. The Principal Bedroom benefits from generous dimensions and ample storage, while the remaining five bedrooms offer flexibility for a growing family or a sophisticated home office setup. This level is served by a well-appointed family bathroom and an additional separate shower room, ensuring the morning rush is handled with ease.

Tucked away on the second floor is a private guest suite or teenager's hideaway. This expansive bedroom features its own private en-suite shower room and

unique architectural character, offering a sense of seclusion from the main household. With its thoughtful layout and multiple reception rooms, this home perfectly balances grand proportions with functional, everyday comfort.

The property is perfectly situated within walking distance of both Calverley Golf Club and Woodhall Hills Golf Club, offering a significant lifestyle advantage for golf enthusiasts.

REASONS TO BUY

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ENVIRONS

Calverley is a prestigious and historic village located

approximately 7.5 miles west of Leeds City Centre and 4 miles northeast of Bradford. Perched on a high ridge overlooking the Aire Valley, it retains a distinct rural identity that separates it from the urban sprawl of its neighbours, Pudsey and Horsforth.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

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ADDITIONAL INFORMATION

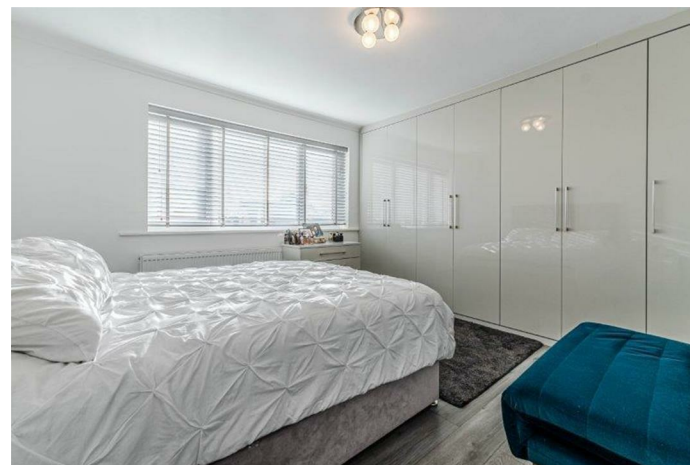
Local Authority – Leeds City Council

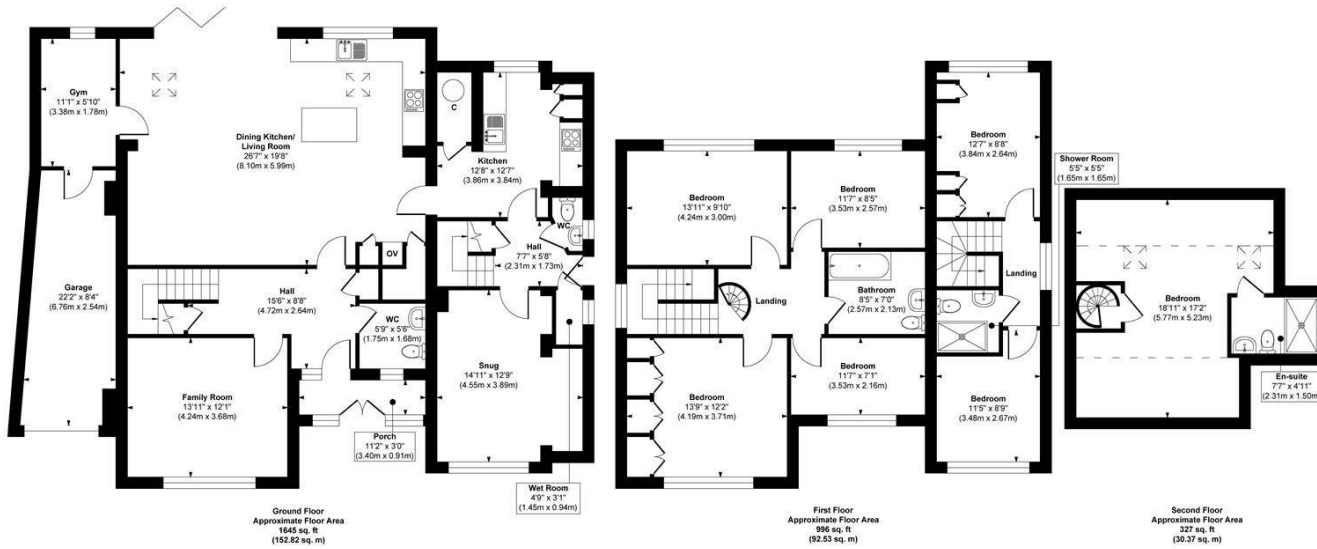
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2968.00 sq ft

Tenure – Freehold

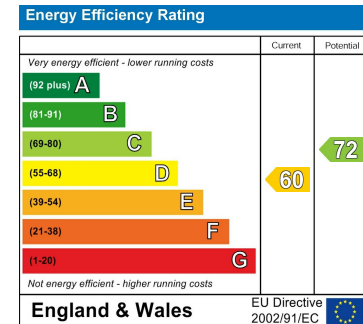




Approx. Gross Internal Floor Area 2968 sq. ft / 275.72 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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