



HOME
MARKETING & MANAGEMENT

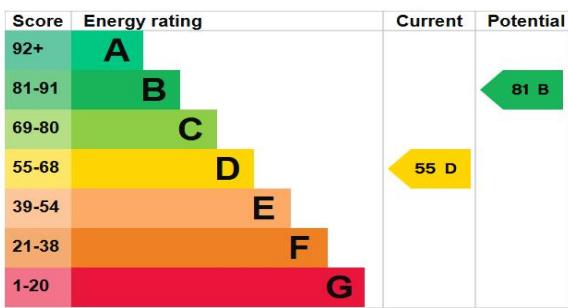
SALISBURY STREET, CALVERLEY LS28 5PY

£385,000



Charming 3 Double Bed Terrace
Spacious Living - Over Four Floors
Opposite Calverley Victoria Park
Good Size Garden. Gas c/h (boiler approx. 3 years old)
Shaker Style Kitchen Diner With Quartz Worktops
Lounge With Log Burner
Family Room, Study, Guest WC
Lovely Master Bedroom
Attic Bedroom With En-Suite
Prime Calverley Village Location



£385,000

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.

Pudsey, 4 The Ives, Lidget Hill,
Pudsey, West Yorkshire LS28 7DS
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GENERAL DESCRIPTION
A deceptively spacious three double bedroom Victorian stone terrace arranged over four floors, with charm and contemporary finishes. Situated in a sought-after residential road in the heart of Calverley village, adjacent to Victoria Park. The ground floor features a panelled entrance hall with wood flooring. Lounge with feature fireplace and log burner. Fitted Shaker-style dining kitchen with quartz worktops and integrated appliances.

Basement family/playroom with French doors leading to garden, separate study, guest WC and utility/storage. Two first floor double bedrooms and a family bathroom, master bedroom benefits feature fireplace. Attic bedroom with en-suite, Velux windows, and excellent eaves storage. Long distance views. Larger-than-average enclosed rear garden for Salisbury Street, mainly laid to lawn with patio, mature planting, shed and rear access. On-street parking to front with a small low-maintenance garden. Located on highly desirable residential road in Calverley, in the heart of the village and adjacent to the highly regarded Victoria park which boasts tennis courts, a cricket club (with bar), football pitch and children's play area. Excellent commuting links to Leeds and Bradford. The property will be of particular interest to discerning professionals and families seeking spacious well appointed accommodation.

Long leasehold with peppercorn ground rent. Internal viewing highly recommended

TENURE
Leasehold
Approx 858 years remaining
Peppercorn ground rent

ROOM MEASUREMENTS
ENTRANCE HALL 16' 5" x 2' 11" (5.01mx 0.9m) max
LOUNGE 12' 11" x 12' 4" (3.94mx 3.78m)
KITCHEN DINER 15' 5" x 13' 5" (4.71mx 4.11m) max
1ST FLOOR STAIRCASE & LANDING
MASTER BEDROOM 12' 3" x 8' 8" (3.75mx 2.66m) max into robes
DOUBLE BEDROOM 2 13' 1" x 9' 5" (4.0mx 2.89m)
FAMILY BATHROOM 8' 9" x 5' 5" (2.67mx 1.66m)
2ND FLOOR STAIRCASE
2ND FLOOR LOFT ROOM 13' 6" x 12' 7" (4.12mx 3.86m) max plus eaves storage
EN-SUITE 7' 6" x 2' 3" (2.29mx 0.70m) max
BASEMENT HALL 17' 3" x 6' 1" (5.27mx 1.87m) max
BASEMENT FAMILY ROOM 13' 8" x 8' 10" (4.18mx 2.71m) max
BASEMENT STUDY 8' 10" x 8' 4" (2.7mx 2.55m) max
BASEMENT WC 6' 5" x 2' 7" (1.98mx 0.8m) max
BASEMENT UTILITY/STORE 10' 1" x 14' 5" (3.08mx 4.41m) max

OPENING HOURS

Pudsey Office

Monday to Friday

8.30am – 5.00pm

Saturday

9.00am – 1.00pm

Sunday & Bank Holidays

Closed