



HOME

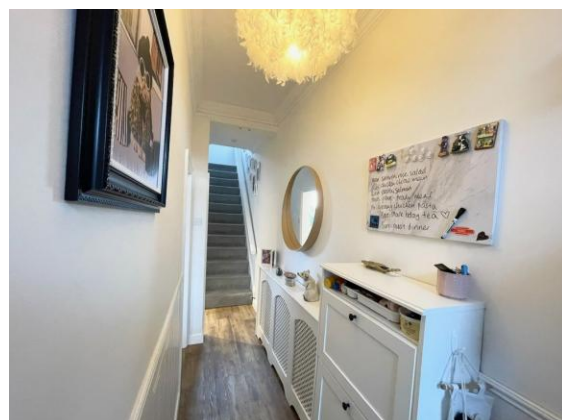
MARKETING & MANAGEMENT

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



SALISBURY STREET, CALVERLEY LS28 5PY

£385,000

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" (5.01m x 0.9m) max

LOUNGE 12' 11" x 12' 4" (3.94m x 3.78m)

KITCHEN DNER 15' 5" x 13' 5" (4.71m x 4.11m) max

1ST FLOOR STAIRCASE & LANDING

MASTER BEDROOM 12' 3" x 8' 8" (3.75m x 2.66m) max into robes

DOUBLE BEDROOM 2 13' 1" x 9' 5" (4.0m x 2.89m)

FAMILY BATHROOM 8' 9" x 5' 5" (2.67m x 1.66m)

2ND FLOOR STAIRCASE

2ND FLOOR LOFT ROOM 13' 6" x 12' 7" (4.12m x 3.86m) max plus

eaves storage

EN-SUITE 7' 6" x 2' 3" (2.29m x 0.70m) max

BASEMENT HALL 17' 3" x 6' 1" (5.27m x 1.87m) max

BASEMENT FAMILY ROOM 13' 8" x 8' 10" (4.18m x 2.71m) max

BASEMENT STUDY 8' 10" x 8' 4" (2.7m x 2.55m) max

BASEMENT WC 6' 5" x 2' 7" (1.98m x 0.8m) max

BASEMENT UTILITY/STORE 10' 1" x 14' 5" (3.08m x 4.41m) 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		81 B
69-80	C		
55-68	D	55 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.