



PARK VIEW
Calverley



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“We fell in love with the park views from the moment we stepped inside. Every season brings something special to our doorstep.”

Set in the heart of Calverley village and overlooking the serene greenery of Victoria Park, Park View is a stunning three-bedroom, three-bathroom detached home built in 2019 by the current owners. Designed to harmonise with its surroundings while embracing contemporary living, this property combines thoughtful architecture with luxurious details to create a home that is both elegant and functional.



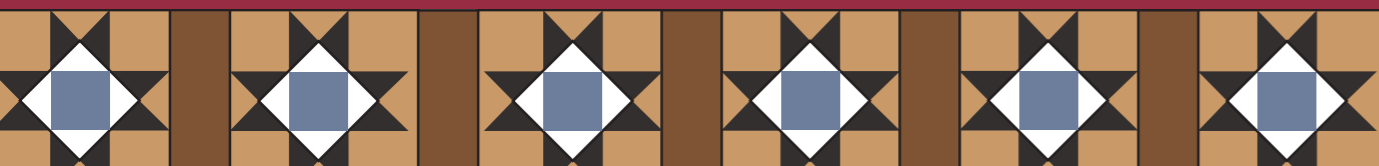
A HOME THAT WELCOMES THE LIGHT...

From the moment you enter, the natural light plays across every corner of the house. The entrance hall, adorned with decorative period-style Amtico flooring, sets the tone for the home's refined yet welcoming feel.

The living room, with its bay window and feature fireplace, is a cosy retreat, offering the perfect space to curl up on a chilly evening.



"Our evenings often begin here by the fire, watching the park lights twinkle through the bay window."





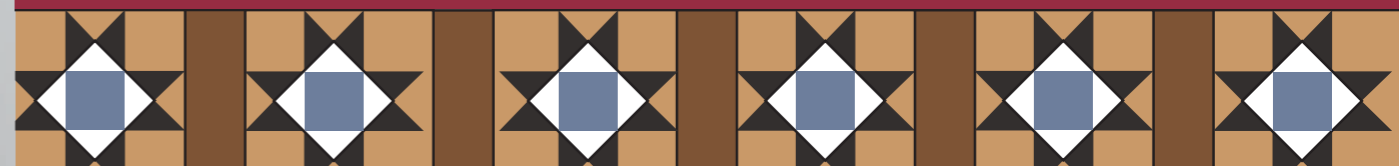
"This is where we gather - whether it's a quiet family breakfast or a lively dinner party with friends."



FEAST YOUR EYES...

At the rear of the property lies the heart of the home: an open-plan dining kitchen and family room that exudes modern elegance. With underfloor heating, Velux windows and expansive bi-fold doors, this space seamlessly blends indoor and outdoor living. The sleek, two-tone high gloss kitchen is a cook's dream, featuring integrated combi-oven, fridge-freezer, dishwasher, an island unit with vented induction hob and breakfast bar perfect for entertaining, and generous workspace for culinary creations.

Back into the hallway, there's a fully tiled shower room, with wash hand basin and WC. Plus, a practical utility room with wash basin and space for a washing machine and dryer.





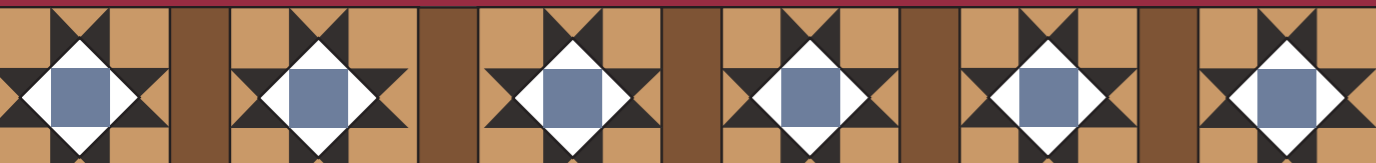
SLEEPING QUARTERS MADE FOR REST AND REJUVENATION...

Upstairs, the three bedrooms offer a haven of peace.

The principal bedroom is a luxurious retreat, complete with a bay window framing park views and a fully tiled en-suite shower room with wash hand basin and WC.



“The mornings here are magical, waking up to the sounds of the park and the soft glow of sunlight through the windows.”

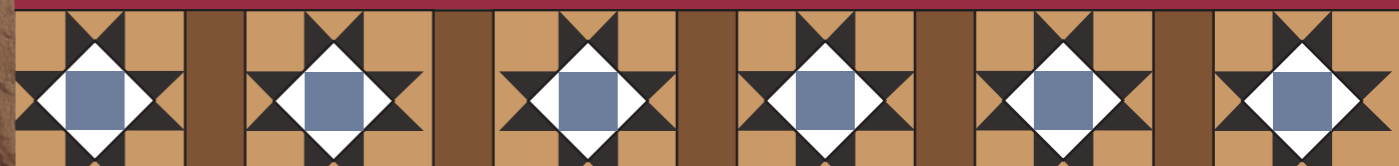




REST & REFRESH...

Two further bedrooms - both spacious and inviting - are served by a stylish fully tiled house bathroom featuring a bath with an overhead shower, wash hand basin and WC.

A cleverly designed, insulated loft with drop-down ladder access provides additional storage space, ensuring the home is as practical as it is beautiful.



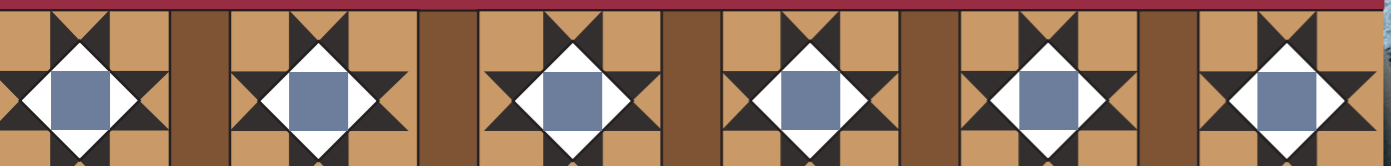


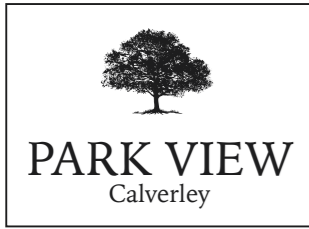
OUTDOOR LIVING AT ITS FINEST...

The rear garden is a true extension of the home, with easy-maintenance landscaping and an impressive gazebo perfect for al fresco dining or relaxing with a good book. The artificial lawn at the front complements the driveway, which provides off-street parking for added convenience.



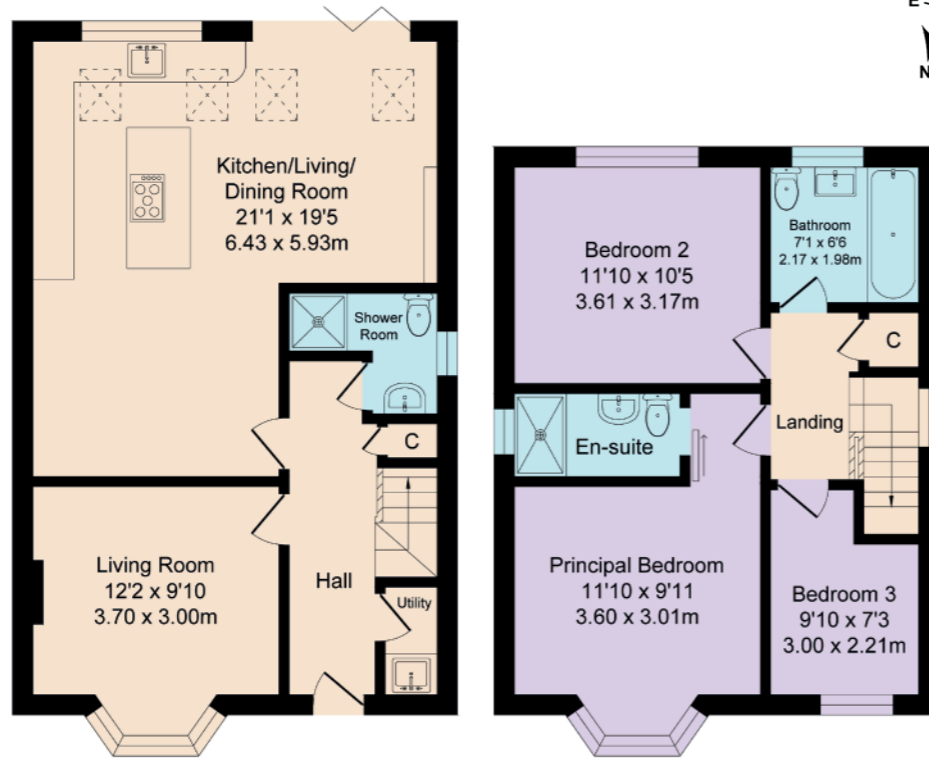
"Summer evenings under the gazebo with fairy lights and a glass of wine - this is our favourite spot to unwind."





Total Approx. Floor Area 1122 Sq.ft. (104.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 620 Sq.Ft (57.6 Sq.M.)

First Floor

Approx. Floor Area 502 Sq.Ft (46.6 Sq.M.)

Energy Efficiency Rating		Current	Potential
105-120 kWh/m ² (A)	105-120 kWh/m ²	61	93
81-104 kWh/m ² (B)			
55-80 kWh/m ² (C)			
39-54 kWh/m ² (D)			
23-38 kWh/m ² (E)			
7-22 kWh/m ² (F)			
1-6 kWh/m ² (G)			

England & Wales EU Directive 2002/91/EC

FINER DETAILS

- Individually designed detached home built in 2019
- 3 bedrooms
- 3 bathrooms
- Open plan living kitchen dining room with bi-folds doors
- South-facing rear garden with gazebo
- Off-street parking
- Views over Victoria Park
- Good commuter links to Leeds, Bradford & London

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Calverley Village Stores (opposite side of Victoria Park)



CHEMIST:
Day Lewis Pharmacy (at the end of the street)



WALK:
Victoria Park opposite is a convenient dog walk; Calverley Wood through to the canal is lovely



SCHOOLS:
Primary: Calverley Parkside & Calverley CofE (Good);
Secondary: Co-op Academy Priesthorpe (Good)



GYM:
Jetts, Greengates; PureGym, Thornbury (both 5 mins drive)



PUBLIC TRANSPORT:
Bus Stop (opposite side of Victoria Park); New Pudsey Railway Station (7 mins drive) - trains to Leeds, Bradford & London



RESTAURANT:
Aldo's Italian (3 min drive)



PUB:
The Thornhill & The Calverley Arms are both good gastropubs or good for a pint is The New Inn



TAKEAWAY:
Calverley St Wilfrids Cricket Club does Thai takeaway on Fridays & Saturdays, otherwise there's lots of choices and all deliver



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Calverley

Park View, 19a Victoria Street, Calverley LS28 5PT

presented by

Mr
&
Mr **Child**

— Quintessentially Different —



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