



Town Gate, Calverley, LS28 5NW

Welcome to a truly exceptional 4-bedroom detached family home on Town Gate, in the highly sought-after village of Calverley, occupying an enviable position with breathtaking far-reaching views. Fully renovated & extended to a superb standard, a hidden gem with amazing views and privacy.

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Town Gate, Calverley, West Yorkshire, LS28 5NW

Guide Price: £925,000

- An exquisite, detached residence.
- 4 Bedrooms, 3 Bathroom plus office
- Stunning far-reaching views... Wow!
- Bespoke Kitchen & Utility room
- Fully renovated & extended with fantastic high spec. finish
- Sought-After, prestigious location
- Landscaped gardens with large drive and double garage
- A viewing is advised, been within the same family for 45 years



This stunning four-bedroom detached home has been thoughtfully modernised to create a stylish and contemporary family home, offering spacious accommodation throughout with stunning far-reaching views across the surrounding countryside.

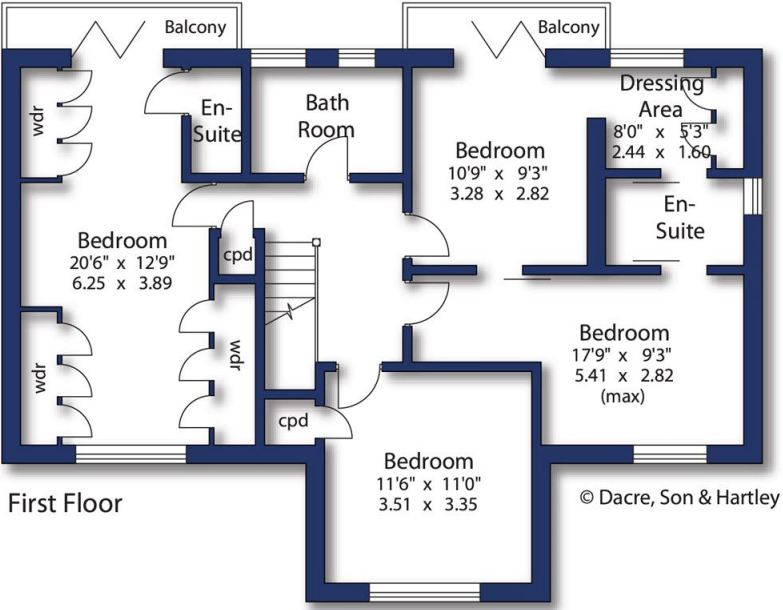
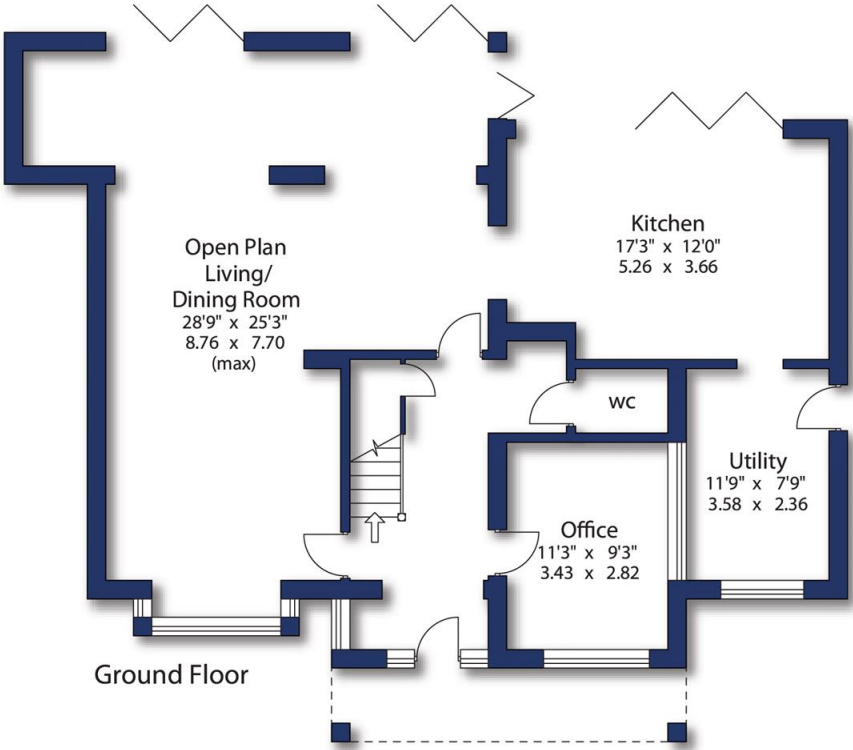
From the moment you arrive, the property impresses with a long sweeping driveway providing ample off-street parking and leading to a detached garage, creating an attractive approach and excellent kerb appeal. Inside, the home has been finished to a high specification with light filled rooms and modern décor throughout. The heart of the property is the superb open plan lounge, dining and music room creating a wonderful space for both everyday family life and entertaining. Flooded with natural light, the room is enhanced by elegant bi-fold doors opening onto the rear garden. The impressive living area enjoys a perfect setting to relax while taking in the beautiful views. The separate breakfast kitchen is stylishly appointed with modern units, quality work surfaces, kitchen island and integrated appliances, offering both practicality and elegance, further bi-fold doors lead directly onto the garden. A useful utility area, guest WC and home office further enhances the ground floor accommodation. To the first floor, the main bedroom has fitted wardrobes and ensuite shower and private balcony – perfectly positioned to take in the stunning landscaped garden and countryside beyond. A further rear double bedroom also benefits from its own balcony, dressing area and access to the jack and jill shower room shared with a front double bedroom. The fourth bedroom has striking vaulted ceilings with exposed timber beams that create an impressive sense of space and

character, the large 'A' framed feature window floods the room with natural light giving the room a bright and airy feel.

Outside, the rear landscaped garden provides an ideal setting for entertaining or relaxing while enjoying spectacular views, with generous driveway and garage completing this exceptional family home. Offering outstanding combination of style, space and enviable setting this remarkable property must be viewed to fully appreciate.

Calverley Village offers a thriving village atmosphere. Situated between Leeds and Bradford, with excellent access links into the City Centres making commuting straightforward. The A658 and A657 both provide major links to the motorway networks and for those wishing to travel further afield, Leeds-Bradford Airport is a short drive away. The train station at Apperley Bridge gets you into Leeds in ten minutes. Just along the A657 is a shopping complex where a Sainsbury's supermarket and other major retail outlets can be found. The popular Owlcotes Centre at Pudsey offers Marks & Spencer's & Asda Superstores, with New Pudsey train station adjacent. The Village has two primary schools, Calverley Church Primary School, and Calverley Parkside School, a park, Village pubs and a handful of local amenities are on hand, in addition there are also two golf courses nearby. Only a short car ride away are the neighbouring 'villages' of Horsforth, Guiseley, Rawdon and Farsley where a further selection of shops, pubs, restaurants and eateries can be found.

Floorplans



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Contact us

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Directions

What3Words voters.facing.dangerously

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- Drive and garage
- All mains services connected

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-flood-risks)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WES260204