



## 35 ROCKWOOD ROAD

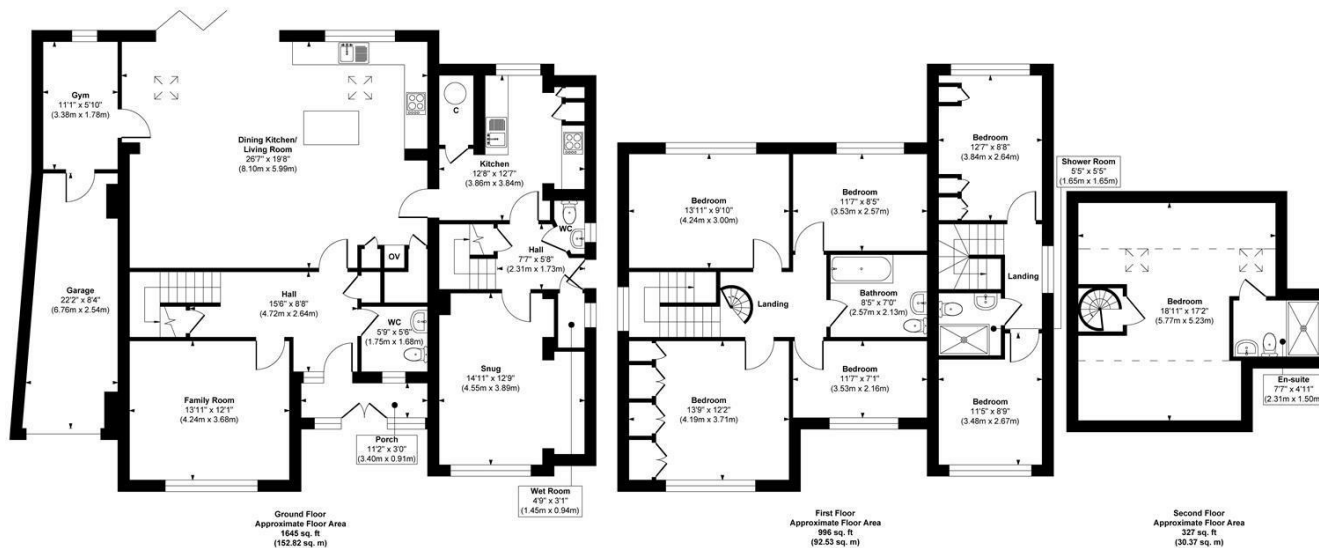
PUDSEY, LS28 5AB

£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.

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**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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