

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

2 Calverley Lane, Horsforth, Leeds, LS18 4DZ

Guide Price £450,000

Property Images





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## Calverley Lane, Horsforth, Leeds, LS18

Approximate Area = 2215 sq ft / 205.7 sq m

Limited Use Area(s) = 90 sq ft / 8.3 sq m

Garage = 184 sq ft / 17 sq m

Total = 2489 sq ft / 231 sq m

For identification only - Not to scale

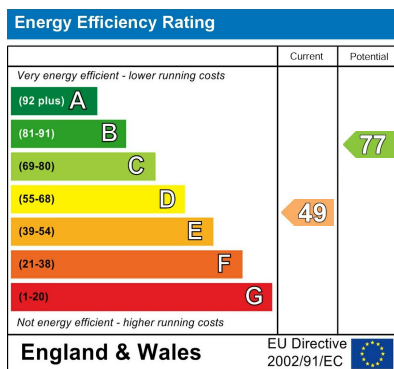


Denotes restricted head height

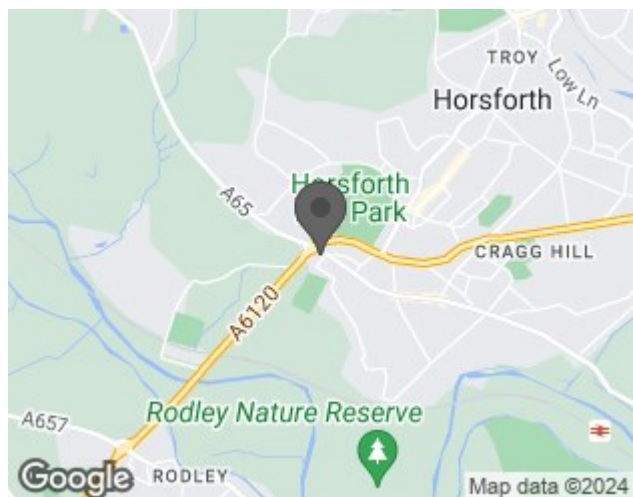


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrthcom 2024. Produced for Hunters Property Group. REF: 1091871

### EPC



### Map



### Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 1 Receptions: 3 Tenure: Freehold

## Summary

This cherished home on Calverley Lane exudes character and charm, showcasing original features such as original fireplaces, high ceilings and deep cornicing throughout. This wonderful stone built semi-detached home is situated in prime central Horsforth location within close proximity to good commuting routes, popular school catchment area and conveniently located near both the vibrant New Road Side and Horsforth Town Street areas of Horsforth, offering a bustling array of shops, restaurants, and bars right at your doorstep.

This wonderful home's key features include:

- Grand entrance hallway providing an impressive welcome.
- Living room adorned with high ceilings, bay sash window, and fire surround and overlooks the delightful private front garden creating a beautiful space to unwind and relax.
- Dining room featuring high ceilings, fireplace and benefits from having built-in storage unit.
- Kitchen equipped with both base and eye-level units, leading seamlessly into the sunroom.
- Spacious landing offering access to three bedrooms, two of which feature fireplaces, with the master bedroom positioned to the rear boasting picturesque views overlooking horse fields.
- Generously proportioned house bathroom with a shower over the bath, complemented by an airing cupboard for added convenience.
- Top floor bedroom, occupies the entire top floor and offers views far and beyond.
- Spacious cellar - offering a wonderful space for storage/workshop or conversion opportunity
- Mature gardens, hedges, and borders adorn the exterior, enhancing the property's curb appeal.
- Enchanting garden path leading to the front door adds to the property's charm.
- Low maintenance rear garden with side access to the driveway and garage.

This is a remarkable home brimming with warmth and character, presenting a unique opportunity not to be missed. Schedule your viewing today to experience the allure of this exceptional property firsthand.

## Features

- CHAIN FREE • FOUR BEDROOM STONE BUILT SEMI-DETACHED • FULL OF CHARACTER AND CHARM • TWO DELIGHTFUL RECEPTION ROOMS • CENTRAL HORSFORTH • RARE GEM TO MARKET • COUNCIL TAX BAND:-E • EPC RATING:-E