

# 15 Calverley Drive Leeds



# 3 Bedroom House - Semi-Detached £245,000

69 Lower Wortley Road Wortley Leeds West Yorkshire LS12 4SL Tel: 0113 231 1033 Fax: 0113 203 8333 Web Site www.kathwells.com

email sales@kathwells.com

# 15 Calverley Drive, Bramley, Leeds, West Yorkshire, LS13 3LN

#### **GROUND FLOOR:**

#### **Entrance Hallway:**



Access via a part glazed front entrance door, double glazed window, central heating radiator, stairs rising to the first floor, under stair storage cupboard with plumbing for an automatic washing machine

# **Living Room:**







Double glazed window, central heating radiator, television point, ample space for living room furniture

### **Fitted Dining Kitchen:**









Double glazed sliding door leading to the conservatory, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, cooker point, an inset sink & drainer, integral dishwasher, space for a fridge / freezer, ample space for a dining table and chairs

#### **Conservatory:**





A double glazed conservatory, double glazed French doors giving access to the rear garden, ample space for a home office / playroom

#### **FIRST FLOOR:**

#### **Landing:**

Double glazed window, access to first floor accommodation, access to fully boarded loft via a pull down loft ladder

#### **Bedroom One:**





Double glazed window, central heating radiator, a range of built in wardrobes / storage cupboards

#### **Bedroom Two:**





Double glazed window, central heating radiator, ample space for bedroom furniture

#### **Bedroom Three:**



Double glazed window, central heating radiator, a good sized single bedroom

#### **Shower Room / WC:**



Double glazed window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer, modern tiling

#### **Loft Space:**

A fully boarded loft space with a Velux window, providing useful space for storage or could be made into another bedroom (subject to planning and building regulation consent)

#### TO THE OUTSIDE:

#### **Gardens:**









The rear garden is a good size, fully enclosed by fencing, and has an artificial lawn. an outside tap, two outhouses / sheds (included in the sale price) and some semi mature planting. The front garden is low maintenance and provides a useful space for off street parking

# **Off Street Parking / Driveway:**

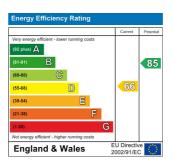
A driveway to the front of the property provides useful space for off street parking for two cars

# **Council Tax Band / EPC Rating:**

Council Tax Band: B / EPC Rating: D

#### **EPC Link:**

https://find-energy-certificate.service.gov.uk/energy-certificate/2030-1909-4050-4294-8791



## **Ground Floor**



# **First Floor**

