



23 Shell Lane, Calverley, Leeds LS28 5NR
£1,250,000

AdairPaxton
Property Specialists

*****SEVEN/EIGHT BED DETACHED***OVER 5,000 SQ FT***NO ONWARD CHAIN*** A most impressive Victorian detached residence, located in this highly desirable residential area of Calverley. Boasting character features and generous living accommodation, this immaculate home is ready to move in to and simply **MUST BE VIEWED** to be appreciated. The accommodation briefly comprises: entrance hall, sitting room, dining room, snug, modern shower room, kitchen/diner and utility room to the ground floor. The extensive cellars provides useful space and could be converted to be used for various purposes such as a study, gym, games room or additional accommodation. Over the first and second floors, there are eight good sized double bedrooms, four bathrooms and a spacious landing. Externally, the gardens are a particular feature and offer a good deal of privacy. The property is accessed via electric gates leading to a spacious courtyard, offering off street parking for several cars. Having been modernised by the current vendors, this stunning home retains the beautiful features such as high ceilings and original fireplaces. All upgrades have been made in keeping with the character of the property.**



Entrance Hall

A stunning entrance hall with a real WOW factor. Impressive entrance door with windows offering an abundance of natural light. Grand staircase. Ceiling coving and deep skirtings. Gas central heating radiator.

Sitting Room

20'0" x 14'6" (6.12 x 4.44)

A beautiful reception room with stone mullion bay window overlooking the rear garden and a second window to the side. Door to side leading out to the side. Open coal fire set within feature surround. Cornicing to ceiling. Gas central heating radiator.

Snug

14'2" x 14'11" (4.32 x 4.55)

Light and Airy reception room with double glazed windows. Cornicing to ceiling. Gas central heating radiator. Gas fire set within feature surround.

Dining Room

15'1" x 13'2" (4.62 x 4.02)

A superb dining room with feature bay window. Cornicing to ceiling. Feature fireplace. Gas central heating radiator.

Kitchen

21'3" x 16'0" (6.48 x 4.88)

The real hub of the house. This is a lovely family room and entertaining space. The kitchen is fitted with an extensive range of quality wall, base and drawer units with work surfaces over and central island with induction hob. Sink with mixer tap. Two integrated double ovens. Integrated dishwasher, larder fridge. uPVC double glazed windows to front. Inset ceiling spotlights. Gas central heating radiator. Door to rear.

Utility Room

4'11" x 13'0" (1.50 x 3.97)

Plumbed for a washing machine. Window to side.

Shower Room

A superb refurbished shower room with walk in double shower, high level WC and wash hand basin. Traditional heated towel rail. Tiled walls. High ceilings. Coving to ceiling.

First Floor Landing

The first floor landing is a particular feature of this home and would make an ideal study or sitting area. Window to the front. Radiator. Coving to ceiling. Stairs to second floor.

Bedroom One

20'0" x 14'8" (6.11 x 4.48)

A well appointed master suite boasting double aspect windows to the front and side overlooking the garden. High ceilings. Coving to ceiling. Radiator.

En-suite

Fitted with a three piece suite comprising; walk in shower, vanity wash basin and WC. Tiled walls and floor. Double glazed window.

Bedroom Two

15'2" x 13'6" (4.64 x 4.12)

Double bedroom with three double glazed windows. Built in wardrobes and desk with drawers. Gas central heating radiators. High ceilings. Coving to ceiling.

Bedroom Three

14'6" x 14'5" (4.42 x 4.40)

Double bedroom with box bay window. High ceilings. Coving to ceiling. Gas central heating radiator.

En-suite

Fitted with a three piece suite comprising; walk in shower cubicle, vanity washbasin and WC. Heated towel rail. Tiled walls and floor.

Bedroom Four

10'7" x 9'6" (3.23 x 2.91)

Double bedroom with double glazed windows to both sides. High ceilings. Coving to ceiling. Gas central heating radiator.

House Bathroom

Fitted with a free standing bath with shower above, high level toilet and vanity wash hand basin. Double glazed windows.

Second Floor

Under eaves storage. Velux window.

Bedroom Five

19'1" x 12'5" (5.84 x 3.81)

Double bedroom with double glazed windows. Gas central heating radiator.

Bedroom Six

17'8" x 11'0" (5.40 x 3.36)

Double bedroom with double glazed window. Gas central heating radiator.

Bedroom Seven

12'9" x 7'2" (3.91 x 2.20)

Double bedroom with Velux window. Under eaves storage.

Study

11'8" x 8'5" (3.58 x 2.57)

Velux window. Access to bedroom.

Bathroom

Fitted with a three piece suite comprising bath, WC and wash hand basin. Window to side.

Outside

The property is accessed via remote electric gates leading to a spacious courtyard, offering off street parking for several cars. To the rear of the property is a generous sized lawned garden with views over open fields. There is also a good sized patio area which is ideal for outdoor entertaining.

Cellars

The property boasts a generous amount of space to the lower ground floor, which would be ideal for a variety of uses.

Council Tax Band

Council tax band H

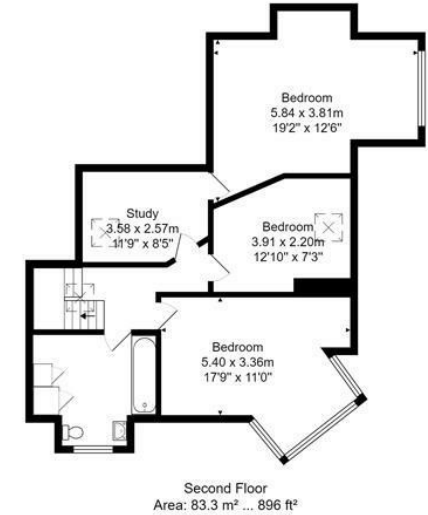
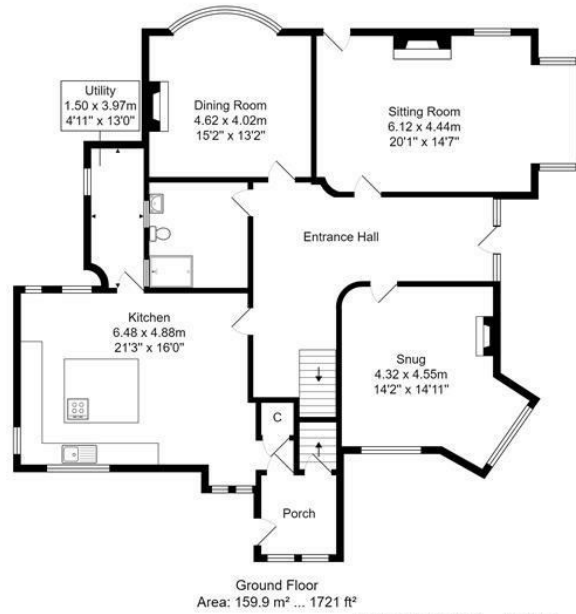
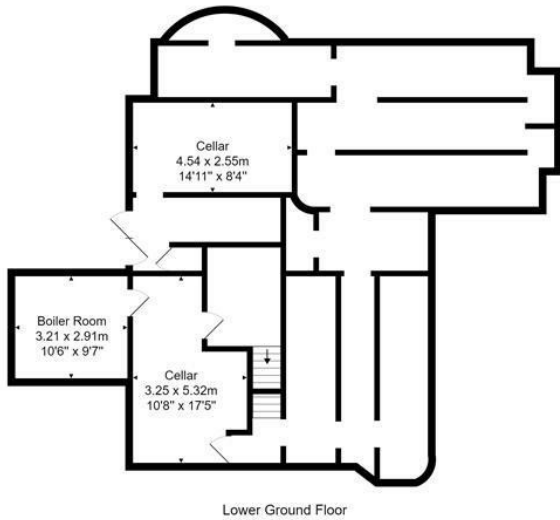
Agents Note

Please see plan outlined in blue which demonstrates the property offered for sale. The land to the left of the main house is not to be included in the sale and planning permission has been granted to demolish the existing structures and replace with a detached house.



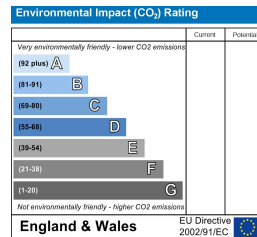
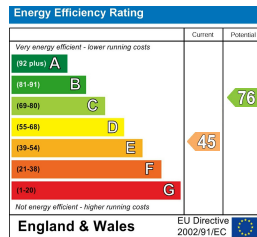


FLOOR PLANS



Total Area: 503.3 m² ... 5417 ft²
 All measurements are approximate and for display purposes only.
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ENERGY PERFORMANCE



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