



30 Calverley Garth, Leeds, LS13 3LJ

A beautifully presented semi detached home in Bramley

Located in a quiet cul-de-sac, this fully refurbished two bedroom property contains two new bathrooms, a large garage and a new driveway.

The living room includes dimmer recessed lighting, a feature media wall and herringbone flooring. The extended kitchen dining room contains fitted units, French patio doors and a large skylight. The kitchen is accompanied by a separate laundry room and storage room.

Upstairs there are two double bedrooms and a house bathroom. The master bedroom has a stunning ensuite bathroom.

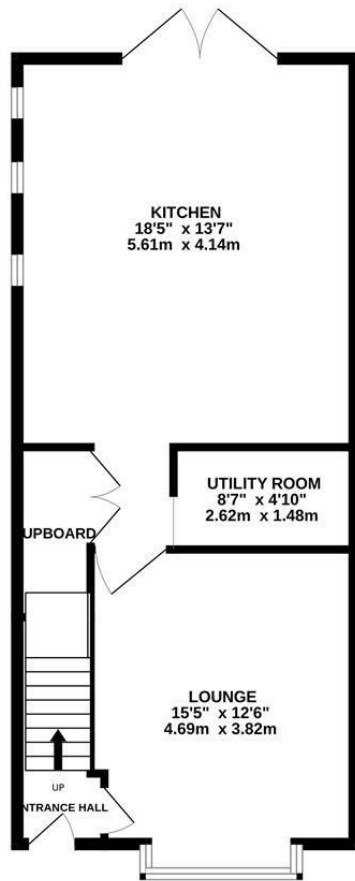
The large rear garden has a patio at the back and accesses the spacious garage.

- Fully Refurbished
- New Bathrooms
- New Feature Wall
- Large Garage
- Recently Landscaped
- Outdoor Lighting
- New Windows
- Fitted Blinds
- Dimmer Recessed Lighting
- New Radiators

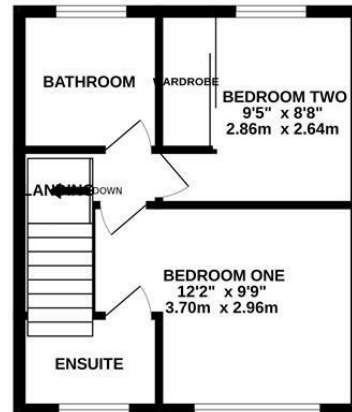
£239,950

Fletcher Properties

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	82
69	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

Tel: