

**WITHDRAWN**



**Salisbury Street, Calverley, Leeds**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Guide Price £267,500**





- Located in Calverley village.
- Refurbished to a excellent standard.
- Electrical re-wire completed.
- Modern kitchen and bathroom.
- Rear enclosed garden space.
- Basement for storage.
- No chain.

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**LIVING ROOM 12' 5" x 14' 7" (3.79m x 4.47m)** Lovely bright and spacious living room. Open brick feature fireplace, high ceilings with traditional cornice. Contemporary radiator and Upvc double glazing to front elevation.

**DINING KITCHEN 15' 8" x 10' 1" (4.78m x 3.08m)** Stunning modern kitchen with a range of wall and base units, contrasting worktops in micro-cement finish with matching splashback. Induction hob, electric oven and extractor hood. Built in microwave, dishwasher and washing machine. Central heating radiator. Wood effect laminate flooring. Access to rear enclosed patio garden. Upvc double glazed window to rear elevation..

**PRIMARY DOUBLE BEDROOM 12' 5" x 13' 7" (3.79m x 4.15m)** Large primary double bedroom with walk in wardrobe/storage, could also be adapted for small office space. Contemporary central heating radiator. Ample space for wardrobes to alcove. Upvc double galzed window to front elevation.

**DOUBLE BEDROOM 9' 1" X 11' 7" (2.79m x 3.55m)** Good sized double bedroom with central heating radiator and Upvc double glazed window to rear elevation.

**BATHROOM 6' 0" x 7' 10" (1.84m x 2.4m)** Beautiful well planned bathroom with three piece suite in white. Including bath with mixer shower over and glass shower screen, wash basin and low level WC. Vanity mirror with lighting. Towel heating radiator and extractor

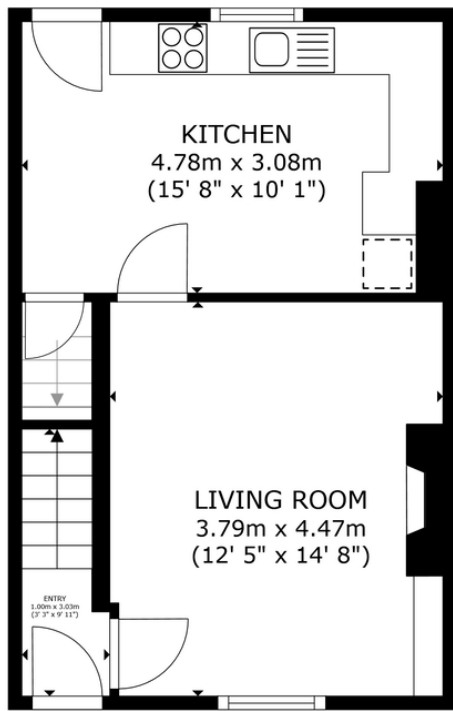


fan. Upvc double glazed window to rear elevation.  
Luxury vinyl tiles to floorspace and ceramic tiled walls to shower area.

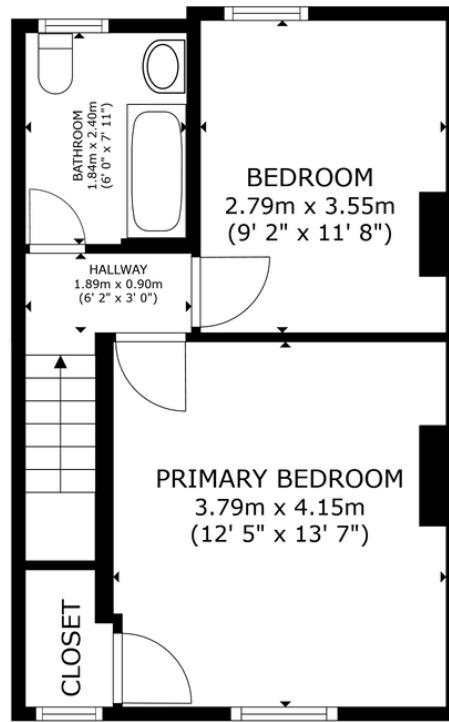
**BASEMENT** Basement with access from kitchen. Great extra storage space.

**REAR GARDEN** Enclosed rear garden with contemporary slatted fencing and stone wall boundary. Lovely outside space with direct access from dining kitchen, small garden and patio area.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 36.2 m<sup>2</sup> (389 sq.ft.) FLOOR 2 36.3 m<sup>2</sup> (391 sq.ft.)  
TOTAL : 72.5 m<sup>2</sup> (780 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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