



Calverley Garth, Bramley LEEDS LS13 3LJ

welcome to

Calverley Garth, Bramley LEEDS

Offered for sale is this ready to move into Semi Detached Property close to the green spaces of Rodley and Bramley yet with good commuter links from the ring road and motorway access, bus routes into Leeds and Bradford and a short drive to Bramley Train Station. This property must be seen.



Calverley Garth

Semi detached property briefly comprising of Entrance Hall, Lounge, Kitchen Diner, Conservatory, Two Bedrooms, Bathroom, Garden with Driveway.

Entrance Hall

Front entrance door leading to the welcoming entrance hall with double glazed window to the side.

Lounge

13' 4" x 12' 3" (4.06m x 3.73m)

Double glazed bay windows to the front elevation, feature fire place with electric fire, central heating radiator and laminate wood flooring.

Kitchen Diner

14' 8" x 13' 1" (4.47m x 3.99m)

Well designed modern open plan kitchen with ample wall hung, drawer and base units, sink with drainer, integrated dishwasher, plumbing for washer, gas oven/grill, useful pantry, laminate wood flooring, double glazed window to the rear, central heating radiator and spotlights to ceiling. Sliding doors to the conservatory.

Conservatory

9' 9" x 7' 4" (2.97m x 2.24m)

This light and airy space would be ideal for an office, gym equipment or an extra family room. Double glazed surrounding windows and doors, central heating radiator, laminate flooring.

Landing

Staircase rising to the first floor.

Bedroom 1

11' 8" x 9' 8" (3.56m x 2.95m)

A good sized master bedroom with double glazed windows to the front, fitted storage cupboards and double glazed windows to the front.

Bedroom 2

9' x 8' 8" (2.74m x 2.64m)

Double glazed window to the rear elevation, carpet and central heating radiator. Access to the boarded

and insulated loft with ladder to the loft hatch.

Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)

A lovely room to relax in at the end of the day with tiled walls, tiled floor, bath with shower over and shower screen, vanity wash hand basin with storage under, heated towel rail and frosted double glazed window.

External

Multi car off street parking to the driveway at the front of the property, lawned and patio area to the rear.



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Calverley Garth, Bramley LEEDS

- Two Double Bedroom Semi Detached Home
- Located Close to Bramley Fall Woods
- Stunning Views
- Conservatory To Rear
- Large Enclosed Private Garden

Tenure: Freehold EPC Rating: D

offers over

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY113349 - 0004

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