



**Calverley Drive, Leeds LS13 3LN**

**welcome to**

**Calverley Drive, Leeds**

Having far reaching views this extremely spacious three bedroom semi detached property is sure to appeal to a number of buyers. With off road parking and a large private garden perfect for enjoying the summer months.



### **Calverley Drive**

THREE BEDROOM Extended semi detached that has good transport links to Leeds, Bradford and beyond, yet being close to the green spaces of Bramley Fall Woods with its park and walks along the canal and Bramley park. Private low maintenance garden with a multi car driveway  
With a cosy lounge, large kitchen diner and utility housed in the extension to the rear. this is the perfect home for a number of buyers.

### **Entrance Hall**

Front entrance door leading to the welcoming hallway and access to the downstairs rooms. Carpet and central heating radiator.

### **Lounge**

10' 7" x 10' 7" ( 3.23m x 3.23m )  
Cosy living space with window to the front. Feature fireplace. Laminate flooring.

### **Dining Room**

17' 1" x 16' 4" ( 5.21m x 4.98m )  
With wall hung, drawer and base units with worktop surfaces over, sink with drainer, oven, hob, boiler serviced every year, plumbing for washer and space for fridge freezer, space for table and chairs.

### **Landing**

Staircase rising to the first floor. Access to the loft.

### **Bedroom One**

13' 1" x 10' ( 3.99m x 3.05m )  
Large double bedroom with front facing bay window flooded with natural light.

### **Bedroom Two**

10' 5" x 10' ( 3.17m x 3.05m )  
The second bedroom is another good sized double at the rear of the property with beautiful views of the private rear garden.

### **Bedroom Three**

8' 3" x 6' ( 2.51m x 1.83m )  
Single bedroom, nursery or office with window to the

front.

### **Bathroom**

With tiled walls, bath with shower over, wash hand basin, low flush wc

### **Front Garden**

Small hedged low maintenance front garden.

### **Rear Garden**

The large private garden has stone wall at the end of the garden with trees for additional privacy. Grassed area with fencing creating even more privacy.

### **Driveway**

Multi car driveway with dropped kerb.



**view this property online** [williamhbrown.co.uk/Property/PDY114183](http://williamhbrown.co.uk/Property/PDY114183)



welcome to

## Calverley Drive, Leeds

- Three Bedroom Extended Semi Detached
- Large Kitchen Diner
- Multi Car Driveway
- Lovely Location Near Bramley Fall Woods
- Private Garden

Tenure: Freehold EPC Rating: D

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/PDY114183](http://williambrown.co.uk/Property/PDY114183)



Property Ref:  
PDY114183 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 257 2014**



[Pudsey@williambrown.co.uk](mailto:Pudsey@williambrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williambrown.co.uk](http://williambrown.co.uk)**