



Calverley Avenue, LEEDS, LS13 3LW

welcome to

Calverley Avenue, LEEDS

This modern semi-detached home on Calverley Avenue boasts bi-folding doors, a private driveway, and a stylish kitchen leading to a landscaped rear garden. With three bedrooms, a boarded loft for extra storage, and nearby Bramley Primary School and Bramley Park, it's perfect as a family home.



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Property Information

Situated on the charming Calverley Avenue, this stylish semi-detached home offers modern living with thoughtful design throughout. The heart of the home is a contemporary kitchen, seamlessly connected to a dining area where bi-folding doors open onto a beautifully landscaped rear garden, creating an ideal indoor-outdoor flow. With three spacious bedrooms, this property ensures comfort and practicality for families or professionals alike. A private driveway provides convenient parking, while a boarded loft adds valuable storage or potential for additional space. Families will appreciate the close proximity to Bramley Primary School, and outdoor enthusiasts will love the nearby Bramley Park, perfect for leisurely strolls or recreation.



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Ground Floor

Entrance Hall

11' 1" max x 5' 5" max (3.38m max x 1.65m max)
Step into a welcoming entrance hall with Karndean vinyl floor, offering durability. A double-glazed side window fills the space with natural light, while a radiator ensures warmth and comfort.

Lounge

12' 8" max x 10' 6" max (3.86m max x 3.20m max)
Relax in a cosy lounge featuring a fluffy carpet that adds warmth and comfort underfoot. An electric fire creates a welcoming ambiance, while a double-glazed front window and radiator keep the space bright and snug.

Dining Room

14' 8" max x 8' 8" max (4.47m max x 2.64m max)
Seamlessly connected to the kitchen, this stylish dining space is perfect for hosting and everyday meals. Bi-folding doors open onto the outdoors, while Velux windows and tiled flooring create a bright, contemporary ambiance.

Kitchen

14' 8" max x 10' 4" max (4.47m max x 3.15m max)
A stylish and functional kitchen featuring a spacious island, perfect for meal prep and socialising. Tiled flooring, spotlights, and a breakfast bar create a modern yet welcoming atmosphere. Integrated electric oven, gas hob, and extractor fan blend seamlessly with wall and base units for a streamlined look. The ceramic sink is thoughtfully positioned in the island for convenience, complementing the kitchen's well-planned design.

First Floor

Landing

A spacious landing featuring soft carpet underfoot, offering comfort and warmth. A double-glazed window to the side invites natural light, enhancing the bright and airy feel.

Bedroom One

14' 6" max x 10' 2" max (4.42m max x 3.10m max)
A cosy and inviting space featuring soft carpet and stylish wallpaper for a warm ambiance. A large double-glazed window at the front bathes the room in natural light, creating a bright and airy atmosphere.

Bedroom Two

10' 5" max x 10' max (3.17m max x 3.05m max)
A comfortable and well-appointed space featuring soft carpet and a fitted wardrobe for seamless storage. A double-glazed window at the back lets in natural light, enhancing the cosy atmosphere. A radiator ensures warmth and comfort throughout the seasons, making this bedroom an inviting retreat.

Bedroom Three

8' 1" max x 6' 1" max (2.46m max x 1.85m max)
A well-designed space featuring fitted cupboard storage for effortless organisation. Soft carpet adds warmth and comfort, making it a cosy retreat. A double-glazed window at the front allows natural light to brighten the room, while a radiator ensures year-round warmth.

Bathroom

5' 9" max x 5' 4" max (1.75m max x 1.63m max)
A modern space featuring tiled flooring for a polished look and easy maintenance. A double-glazed window at the rear allows natural light to brighten the room while maintaining privacy. The well-appointed layout includes a WC, wash basin, and a bath with a shower over, offering both relaxation and practicality. A radiator ensures warmth and comfort, making this bathroom an inviting retreat.

Loft Space

A versatile loft area, fully boarded with sturdy steel reinforcements for added durability. A Velux window welcomes natural light, creating a bright and airy atmosphere.

External

Front Garden

A welcoming entrance featuring a newly paved driveway, offering both style and convenience. The well-maintained space enhances curb appeal, creating a polished first impression.

Rear Garden

A beautifully designed outdoor space featuring a patio, perfect for relaxing or entertaining. Steps lead up to a lush lawned area, offering a charming blend of greenery and practicality. A handy shed provides extra storage, while access to the driveway ensures ease and convenience.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Bi folding doors
- Driveway

Tenure: Freehold EPC Rating: Awaited

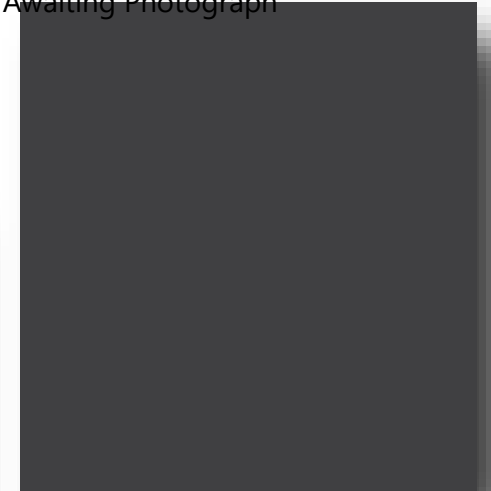
Council Tax Band: B

guide price

£250,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY115699 - 0002

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