



Calverley Lane, LEEDS LS13 3LQ

welcome to

Calverley Lane, LEEDS

This stylish semi-detached home on Calverley Lane features four spacious bedrooms, three gorgeous bathrooms, and a sleek modern kitchen. Outside, the large garden is perfect for entertaining, complete with a seating area and a luxurious hot tub. A blend of comfort and contemporary charm!



Property Information

Nestled on Calverley Lane, this stunning semi-detached home offers spacious and stylish living. With four well-appointed bedrooms and three gorgeous bathrooms, comfort and elegance define every corner. The modern kitchen is thoughtfully designed, blending functionality with sleek aesthetics. Outside, a large garden provides the perfect retreat, featuring a dedicated seating area and a luxurious hot tub—ideal for entertaining or unwinding in privacy. This exceptional home combines contemporary charm with practical convenience, making it a truly desirable residence.

Ground Floor

Lounge

13' 1" max x 10' 5" max (3.99m max x 3.17m max)
This inviting lounge blends charm and comfort effortlessly. With far-reaching views framed by a double-glazed front window, it offers a bright and airy feel. A striking feature wall and exposed beams add character, while the log burner provides warmth and a cozy ambiance. Soft carpeting underfoot completes the welcoming space, making it the perfect retreat.

Kitchen Diner

25' 4" max x 20' max (7.72m max x 6.10m max)
This stylish kitchen diner offers both elegance and functionality. At its heart, a stunning quartz island with a built-in wine cooler creates the perfect centerpiece for entertaining. Cooking is a dream with an integrated double oven, gas hob, and extractor fan, all seamlessly designed for convenience. Sleek resin flooring enhances the modern aesthetic, complemented by subtle yet effective spotlights. Flowing effortlessly into the family lounge and dining area, this space is designed for comfort and connection. Bifolding doors at the rear invite natural light and open up to a cozy retreat, complete with a welcoming log burner.

Utility Room

9' 7" max x 4' 9" max (2.92m max x 1.45m max)
This well-equipped utility room is both practical and

stylish. A PVC door to the side ensures easy access, while a double-glazed window invites natural light. Spotlights provide bright, focused illumination, complementing the sleek tiled flooring. With plumbing for a washing machine and dryer, plus ample cupboard space for storage, this room is designed for effortless functionality.

Wc

4' 3" max x 3' 8" max (1.30m max x 1.12m max)
This compact yet stylish WC combines practicality with character. A frosted double-glazed window at the front allows natural light while maintaining privacy. The exposed brick wall adds a rustic charm, contrasting beautifully with the sleek tiled flooring. A modern low-flush WC completes the space, offering both efficiency and elegance.

First Floor

Landing

This inviting landing offers a warm and elegant transition between floors. Soft carpeting adds comfort underfoot, while the wooden balustrades bring a touch of classic charm. The staircase gracefully leads down to the ground floor, enhancing the flow of the home with its well-crafted design.

Bedroom Two

10' 5" max x 10' max (3.17m max x 3.05m max)
This cozy double bedroom offers comfort and practicality. A double-glazed window to the rear invites natural light, enhancing the airy feel of the space. Soft carpeting adds warmth, while a radiator ensures year-round comfort. Designed for relaxation, this room is perfect for unwinding in style.

Bedroom Three

14' 2" max x 8' 9" max (4.32m max x 2.67m max)
This charming double bedroom boasts far-reaching views to the rear, offering a bright and open feel. A double-glazed window enhances natural light while maintaining energy efficiency. Soft carpeting adds warmth underfoot, complemented by a radiator for year-round comfort. Built-in storage provides practical organization, ensuring a tidy and functional

space.

Bedroom Four

10' 8" max x 5' 5" max (3.25m max x 1.65m max)
This bright and airy bedroom benefits from dual aspect windows, with double-glazed panes to both the front and side. The abundance of natural light enhances the spacious feel, creating a welcoming and comfortable retreat.

Bathroom

14' 5" max x 8' 5" max (4.39m max x 2.57m max)
This luxurious bathroom combines elegance with modern convenience. A freestanding bath offers a perfect spot for relaxation, while a walk-in shower provides a sleek, spa-like experience. The frosted double-glazed window to the rear ensures privacy while allowing soft natural light to filter in. Spotlights and feature floor lighting create a refined ambiance, beautifully complementing the fully tiled flooring and walls. A heated towel rail adds comfort, and a built-in TV enhances indulgence. Completing the space, a stylish wash basin and low-flush WC bring both practicality and sophistication.

Second Floor

Bedroom One

17' 3" max x 8' 4" max (5.26m max x 2.54m max)
This elegant double bedroom enjoys an abundance of natural light, thanks to two Velux windows at the rear and a Juliet balcony door that opens to scenic views. Thoughtfully designed, it also features convenient eaves storage, making the most of every space while maintaining a sleek, uncluttered feel.

External

Front Garden

This well-designed front garden features a stylish block-paved driveway, offering both durability and curb appeal. Gated access to the side elevation ensures security and convenience, enhancing the overall functionality of the space.

Rear Garden

This beautifully designed rear garden offers a perfect



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Calverley Lane, LEEDS

- 4 Bedrooms
- 3 Bathrooms
- Front & Rear Garden
- Driveway
- Modern kitchen

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115718 - 0003

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