



**Calverley Lane, Leeds LS13 1HE**

**welcome to**

## **Calverley Lane, Leeds**

GUIDE PRICE £270,000 - £280,000

A well presented semi detached residence, which is situated within this highly popular residential location. Boasting good sized accommodation that includes LARGE DINING KITCHEN, plus a BAR IN THE GARDEN, BUILT IN PIZZA OVEN and BBQ! A must see.



## Property Information

Situated on the sought-after Calverley Lane, this charming semi-detached home offers a perfect blend of style and practicality. Boasting three well-proportioned double bedrooms, the property features a sleek modern bathroom and a thoughtfully designed kitchen, ideal for everyday living and entertaining. Outside, a well-maintained garden provides a peaceful retreat, complemented by a driveway for convenient off-road parking. Adding to its appeal is a versatile outbuilding with power—perfect for use as a home office, studio, or workshop, offering endless possibilities to suit your lifestyle.

## Entrance Hall

The entrance hall features laminate flooring, a radiator, carpeted stairs leading to the first floor, and a PVC door opening to the front garden.

## Lounge

The lounge boasts laminate flooring, a radiator, and a large double-glazed window that floods the room with natural light from the front

## Kitchen

The kitchen is well-appointed with tiled flooring, a radiator, and a range of wall and base units offering plenty of storage. It features a sink and drainer, space for a table and chairs, a double-glazed window to the rear, a PVC door to the side, and French doors opening out to the rear garden—creating a light and airy atmosphere ideal for dining and entertaining.

## Landing

The landing is fitted with carpet and illuminated by spotlights, featuring a frosted double-glazed window to the side that offers natural light while preserving privacy. A loft hatch with a pull-down ladder provides easy access to additional storage space above.

## Bedroom One

Bedroom One is a cosy retreat featuring freshly replastered walls, carpeted flooring, a radiator, and

fitted wardrobes that offer ample storage. A double-glazed window to the front fills the room with natural light, creating a bright and inviting atmosphere.

## Bedroom Two

Bedroom Two is a comfortable double room that has been recently replastered, offering a smooth and modern finish. It features spotlights and a radiator for year-round comfort, while a double-glazed window to the rear provides natural light and a tranquil outlook—making it a bright and peaceful space to unwind.

## Bedroom Three

Bedroom Three has been recently replastered, giving it a fresh and modern finish. It includes a built-in storage cupboard for added convenience and a double-glazed window to the side, allowing in natural light while maintaining warmth and energy efficiency.

## Bathroom

The bathroom is thoughtfully designed with vinyl flooring and modern spotlights, creating a warm and contemporary ambiance. It includes a corner bath with a shower over, a heated towel rail for added comfort, and a low flush WC. A frosted double-glazed window to the rear ensures both natural light and privacy, while the extractor fan helps maintain freshness and ventilation.

## Front Garden

The front garden is attractively gravelled and features a gated entrance with a driveway, providing both privacy and convenient off-road parking. Fenced and hedged borders frame the space beautifully. Steps lead up to the front door, and there's direct access to the rear garden for added versatility.

## Rear Garden

The rear garden is a true outdoor haven, thoughtfully designed with a tiered layout that begins in the corner: the top level features a paved area, while the two lower tiers are finished with artificial grass. It's

fully equipped for entertaining, with a built-in pizza oven, BBQ, and outdoor double plug socket for functionality. There's convenient access to an outbuilding and useful under-house storage, making it both functional and inviting.

## Outbuilding

The outbuilding is a versatile and fully equipped space, featuring a shed with power supply—ideal for storage or DIY projects—alongside a carpeted office area for productive remote work. A stylish bar adds a sociable touch, making it perfect for entertaining, while a WC and wash basin enhance convenience and functionality, making the entire setup both practical and inviting.



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## **Calverley Lane, Leeds**

- GUIDE PRICE £270,000 - £280,000
- Bar / Outbuilding in the garden
- 3 double bedrooms
- Modern bathroom and kitchen
- Driveway

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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