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Calverley Gardens

Bramley, LS13 1HF

£260,000

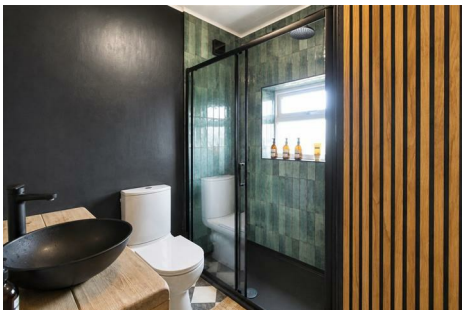
3 1 1 D

Council Tax: B

27 Calverley Gardens

Bramley, LS13 1HF

£260,000



- New price! - Motivated vendors
- Stylish three bedroom semi-detached home
- Stunning far-reaching rear views
- Characterful open-plan kitchen diner
- Raised decking ideal for summer entertaining
- Beautiful shower room with rainfall shower
- Large lower ground floor basement with future potential
- Driveway providing off-street parking
- Nearby amenities, schools and links to Leeds
- Council tax band: B

This beautifully presented three bedroom semi-detached home is situated within a popular cul-de-sac, offering stylish accommodation throughout, lovely open views to the rear and a fantastic position close to canalside walks, amenities and transport links into Leeds.

The property has been finished to an impressive standard by the current owners, blending character features with modern styling to create a home ready for buyers to move straight into. A separate living room sits to the front, enjoying plenty of natural light through the bay window with shutter blinds and finished with tasteful décor, creating a warm and comfortable everyday living space.

To the rear, the open-plan kitchen diner really forms the heart of the home. Featuring exposed beams, herringbone flooring, a Belfast sink and a characterful exposed brick chimney breast with recess housing a Rangemaster-style cooker, the room offers plenty of charm alongside practical modern living. There is ample space for dining and entertaining, complemented by a modern vertical radiator and provision for separate white goods. The kitchen also opens directly out onto a raised decking area, creating a fantastic space for summer entertaining and outdoor dining. However, the true highlight of this home is undoubtedly the commanding rear outlook, with the impressive far-reaching views really showcased from the kitchen diner and across the rear of the property.

Upstairs, the principal bedroom is a generous double positioned to the front of the property, complete with fitted wardrobes, bay window and attractive décor. A second spacious double bedroom sits to the rear and takes advantage of the pleasant open outlook, while the third bedroom is currently utilised as a home office but would also work well as a nursery, dressing room or single bedroom depending on a buyer's needs.

The bathroom has been stylishly upgraded to create a boutique, spa-like feel, finished with striking green tiling, black fittings and a sleek walk-in rainfall shower with black framed screen. A rustic timber sink shelf with striking black bowl sink creates a real statement feature, whilst the timber slatted feature wall cleverly houses hidden storage for towels and everyday essentials. A heated towel rail further enhances the room's stylish yet practical design.

A particularly exciting feature of the home is the substantial lower ground floor basement, accessed externally from the rear garden. Offering a huge footprint beneath the property, the space provides excellent storage whilst also presenting exciting future potential for further use or development, subject to any necessary consents, making it a fantastic long-term investment as a family's needs evolve over time.

Externally, the property enjoys established gardens to both the front and rear. The rear garden is arranged over two tiers, with a raised decking area perfectly positioned to take advantage of the stunning views, whilst a lower private lawned garden provides additional outdoor space ideal for families or relaxing in the warmer months. Outside power and lighting further enhance the practicality of the space. A driveway to the front provides useful off-street parking.

Set within a popular residential setting, the property is well placed for a range of nearby amenities, schools and everyday conveniences, whilst also benefiting from excellent transport links into Leeds and surrounding areas. Nearby canalside walks and green spaces further add to the appeal of the location.

A fantastic opportunity to purchase a stylish, ready-to-move-into home in a consistently popular residential setting. Early viewing is highly recommended.

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM
11'4" x 10'10" (3.46m x 3.32m)

KITCHEN DINER
11'6" x 17'1" (3.51 x 5.22m)

LANDING

BEDROOM ONE
10'5" x 8'9" (3.19 x 2.67m)

BEDROOM TWO
10'10" x 9'9" (3.31 x 2.99m)

BEDROOM THREE
7'2" x 6'11" (2.20 x 2.12m)

BATHROOM
6'7" x 6'10" (2.01 x 2.09m)

CELLAR ROOM ONE
11'7" x 10'5" (3.54 x 3.20m)

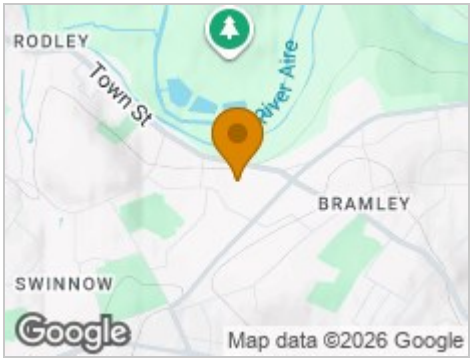
CELLAR ROOM TWO
11'6" x 10'5" (3.53 x 3.20m)

GARDEN & DRIVE

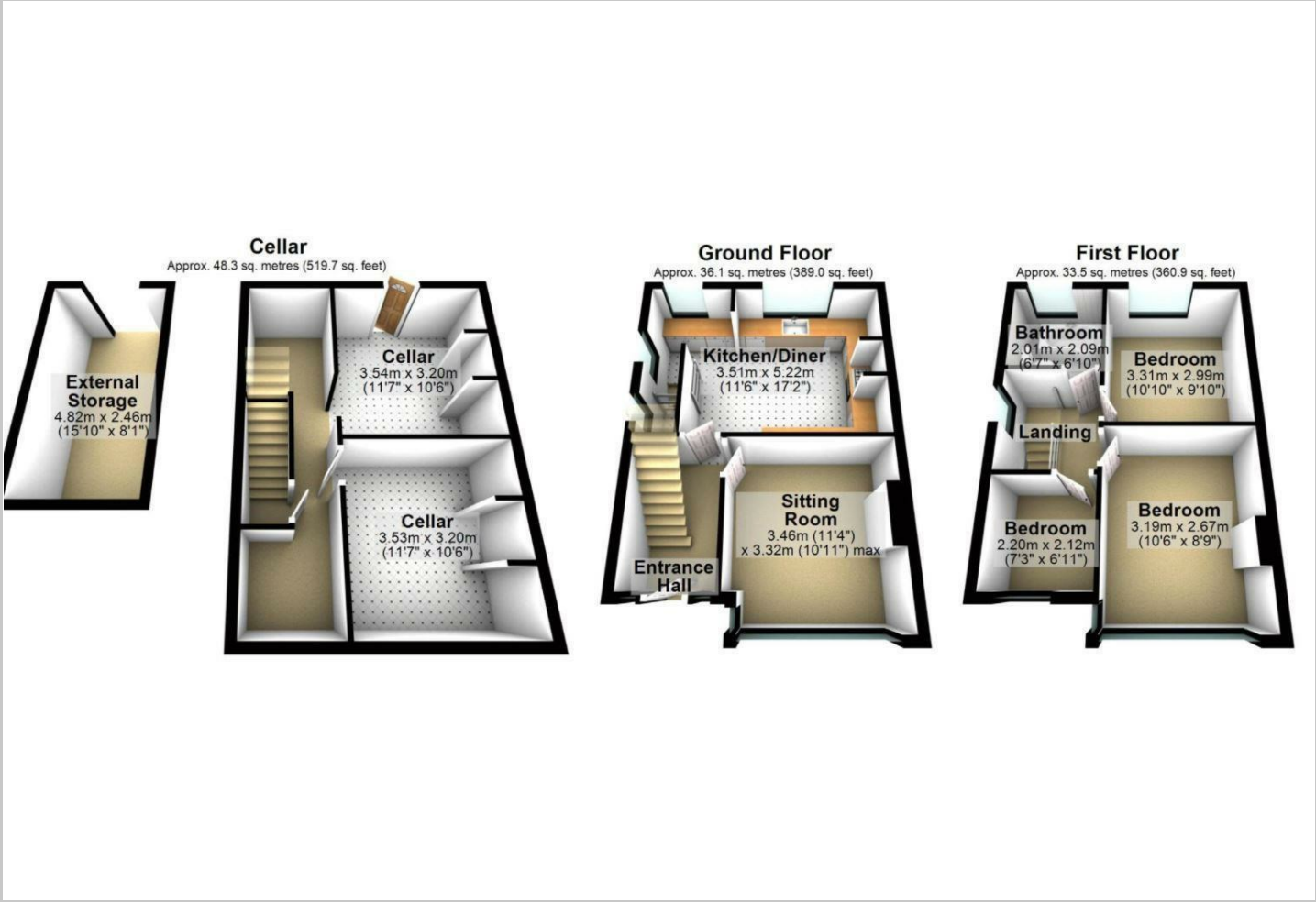
Road Map

Hybrid Map

Terrain Map



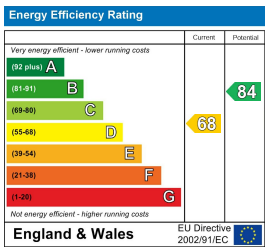
Floor Plan

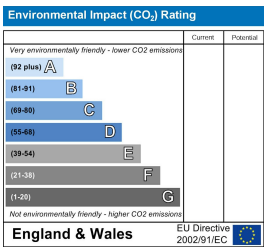


Viewing

Please contact our Hunters Pudsey Office
on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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