



Shell Lane, Calverley, Pudsey, LS28 5NR

Offers Over £600,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





# Shell Lane, Calverley, Pudsey, LS28 5NR

## Offers Over £600,000

Situated on one of Calverley's most well-regarded streets, welcome to this delightful DETACHED bungalow, a rare gem for sale that's brimming with charm. The property is deceptively large and neutrally decorated, offering a warm and welcoming atmosphere that's ready for your personal touch.

As you step inside, you're greeted by TWO spacious reception rooms. The first is an well-sized DINING ROOM, opening up to a CONSERVATORY and LIVING ROOM. The dining room has plenty of space to accommodate family and can be versatile for you to make it your own to suit your families needs. The second reception is a SPECTACTULARLY LARGE living room with a garden view, carpet flooring, and double doors flowing from the dining room. This truly is the heart of the home and a space that is one to impress.

The bungalow currently boasts THREE stunning DOUBLE BEDROOMS. The main bedroom is grand in size and features fitted wardrobes, a serene garden view, and the luxury of an ENSUITE bathroom. The other two bedrooms are equally comforting, with fitted wardrobes, plenty of natural light, and carpet flooring.

The property in fact benefits from TWO BATHROOMS. The main house bathroom is bright and fresh with a shower, neutral tiled suite featuring bathroom storage. The ensuite bathroom for the main bedroom is a well-sized tiled suite, and houses a bath to relax and unwind.

Stepping into the spacious KITCHEN DINER you will find a well-presented kitchen suite bathed in sunshine. It offers plenty of fitted storage, integrated appliances, and a utility room conveniently off the kitchen with another sink and space for all white goods. This kitchen is equally perfect for cosy family meals and a chef's dream for hosting larger events.

Outside, there's a low maintenance secure GARDEN that provides a blissful sun trap without the hassle. With access from the conservatory, the property benefits from its leafy surroundings and makes for a quiet space that is completely private and not overlooked. There is also a huge GARAGE with parking facilities and a drive for off-street parking too!

Located on the well-regarded street of SHELL LANE, this bungalow is in a desirable position of CALVERLEY. It's within walking distance to shops, nearby parks, and public transport links. It's also conveniently close to the Ring Road for commuters to Leeds with connecting motorway links to the M1 and M62.

This property is perfect for couples and families alike. It's been well cared for and boasts many unique features that make it truly special. A visit to this property is highly recommended to appreciate its full potential.







- Large detached family home
- Rare to market gem in sought after location
  - Grand room sizes throughout
  - Well-regarded street in Calverley
  - Currently three double bedrooms
  - Private low maintenance garden
- Large parking garage and driveway
  - Two bathrooms
- Walking distance to shop and public transport
  - Beautifully maintained property





**RECEPTION HALL**

17'9" x 17'1"

**KITCHEN**

10'7" x 12'11"

**UTILITY**

7'1" x 7'0"

**DINING ROOM**

15'5" x 13'4"

**LIVING ROOM**

15'5" x 22'2"

**CONSERVATORY**

7'11" x 7'1"

**BATHROOM**

6'6" x 8'2"

**BEDROOM ONE**

9'4" x 18'3"

**ENSUITE**

4'9" x 11'10"



**BEDROOM TWO**

10'5" x 10'10"

**BEDROOM THREE**

9'4" x 9'3"

**GARAGE**

10'0" x 31'2"

**GARDENS & DRIVEWAY**

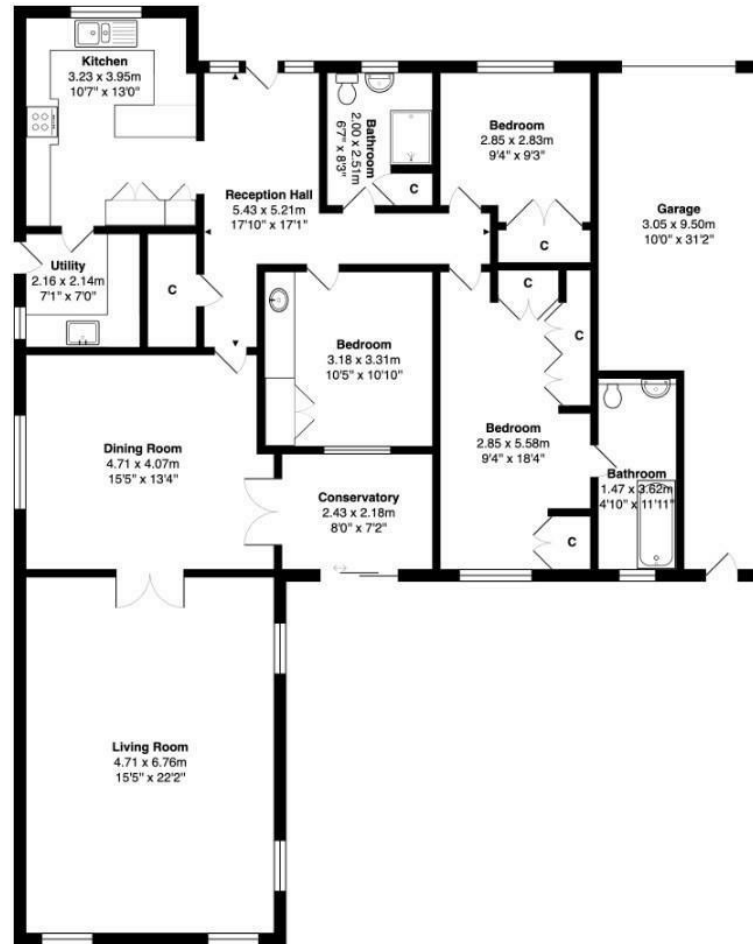


| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 76                                                                                                          | 85        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

#### DISCLAIMER

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.

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



Ground Floor

Total Area: 167.4 m<sup>2</sup> ... 1801 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
0113 257 6198 | Website: [www.hunters.com](http://www.hunters.com)

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**





**HUNTERS<sup>®</sup>**  
EXCLUSIVE