



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



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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welcome to

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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Property Ref:
PDY115861 - 0006

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