

15 Calverley Drive Leeds



3 Bedroom House - Semi-Detached £245,000

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15 Calverley Drive, Bramley, Leeds, West Yorkshire, LS13 3LN

GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, double glazed window, central heating radiator, stairs rising to the first floor, under stair storage cupboard with plumbing for an automatic washing machine

Living Room:



Double glazed window, central heating radiator, television point, ample space for living room furniture

Fitted Dining Kitchen:



Double glazed sliding door leading to the conservatory, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, cooker point, an inset sink & drainer, integral dishwasher, space for a fridge / freezer, ample space for a dining table and chairs

Conservatory:



A double glazed conservatory, double glazed French doors giving access to the rear garden, ample space for a home office / playroom

FIRST FLOOR:

Landing:

Double glazed window, access to first floor accommodation, access to fully boarded loft via a pull down loft ladder

Bedroom One:



Double glazed window, central heating radiator, a range of built in wardrobes / storage cupboards

Bedroom Two:



Double glazed window, central heating radiator, ample space for bedroom furniture

Bedroom Three:



Double glazed window, central heating radiator, a good sized single bedroom

Shower Room / WC:



Double glazed window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer, modern tiling

Loft Space:

A fully boarded loft space with a Velux window, providing useful space for storage or could be made into another bedroom (subject to planning and building regulation consent)

TO THE OUTSIDE:

Gardens:



The rear garden is a good size, fully enclosed by fencing, and has an artificial lawn. an outside tap, two outhouses / sheds (included in the sale price) and some semi mature planting. The front garden is low maintenance and provides a useful space for off street parking

Off Street Parking / Driveway:

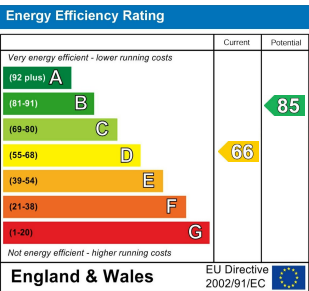
A driveway to the front of the property provides useful space for off street parking for two cars

Council Tax Band / EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2030-1909-4050-4294-8791>



Floor Plan

Ground Floor



First Floor

