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Calverley Gardens

Bramley, Leeds, LS13 1HF

£259,950



Council Tax: B



15 Calverley Gardens

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- Three bedroom semi detached home
- Elevated position with attractive valley views
- Spacious open plan kitchen diner with French doors
- landscaped garden with raised decking, pergola and lower patio
- Modern house bathroom with over bath shower
- Two external storage areas and outside power
- Well presented and ready to move into!
- Close to canalside walks and local amenities
- Excellent access to Leeds
- Council tax band B

Set within a sought after cul de sac in Bramley, this well presented three bedroom semi detached home offers elevated valley views, a fantastic layout and excellent access to local amenities and transport links. Ideal for first time buyers, it provides a great balance of practical living space and lifestyle appeal.

To the front, a bay fronted living room enjoys south facing sunshine, filling the space with natural light and complemented by tasteful décor and a feature gas fireplace, creating a comfortable and inviting place to unwind. To the rear, the open plan kitchen sits at the heart of the home, offering a range of wall and base units, a range style oven set beneath an exposed mantle, and French doors opening directly onto the decking. This space works perfectly for both day to day living and entertaining, with lovely open views beyond.

Upstairs, there are two well proportioned double bedrooms, both benefitting from pleasant outlooks, with the principal room also enjoying a bay window and period style fireplace. The third bedroom is a versatile single, currently used as a home office, ideal as a nursery or dressing room. The house bathroom is finished with tiled walls and comprises a bath with overhead shower, vanity sink, WC, heated towel rail and frosted window.

A pull down ladder provides access to a useful loft room with power, Velux window and carpeted finish. The current vendors utilise this space as an additional bedroom, with room for a bed and further furniture, offering excellent flexibility.

Externally, the property benefits from off street parking and a thoughtfully landscaped rear garden. The split level design incorporates raised decking and a lower patio area, creating a low maintenance space ideal for both relaxing and entertaining, all while making the most of the elevated position and views. The pergola on the raised decking provides a lovely spot to host or enjoy a drink in the evening sun. There are also two external stores and outside power.

Rodley Canal walks are close by, providing scenic routes for walking and cycling, while Bramley offers a range of local amenities. Nearby Bramley and Kirkstall Forge train stations provide convenient links into Leeds and beyond, making this a well connected and highly desirable location.

Tel: 0113 257 6198

KITCHEN/DINER

15'5" x 11'6" (4.72m x 3.51m)

LIVING ROOM

11'9" x 9'9" (3.59m x 2.99m)

BEDROOM ONE

12'11" x 9'10" (3.96m x 3.01m)

BEDROOM TWO

10'3" x 9'10" (3.14m x 3.01m)

BEDROOM THREE

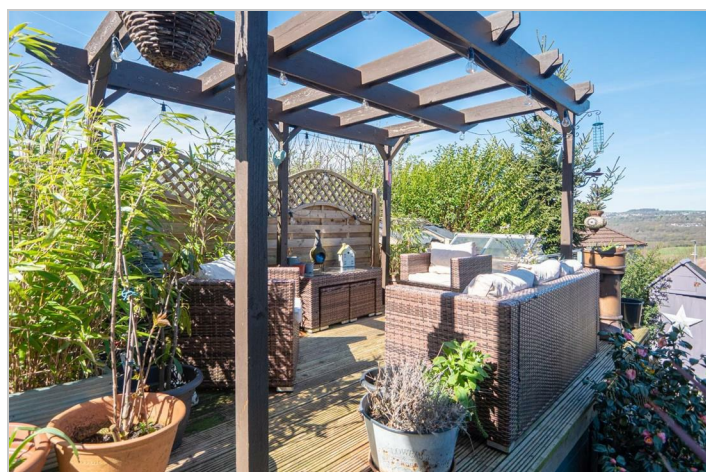
7'4" x 6'6" (2.26m x 2.00m)

BATHROOM

6'7" x 6'6" (2.02m x 2.00m)

LOFT ROOM

11'1" x 9'7" (3.40m x 2.94m)



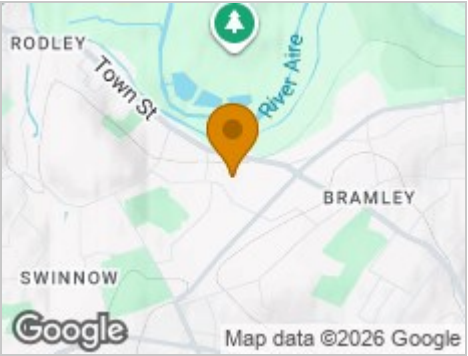
Road Map



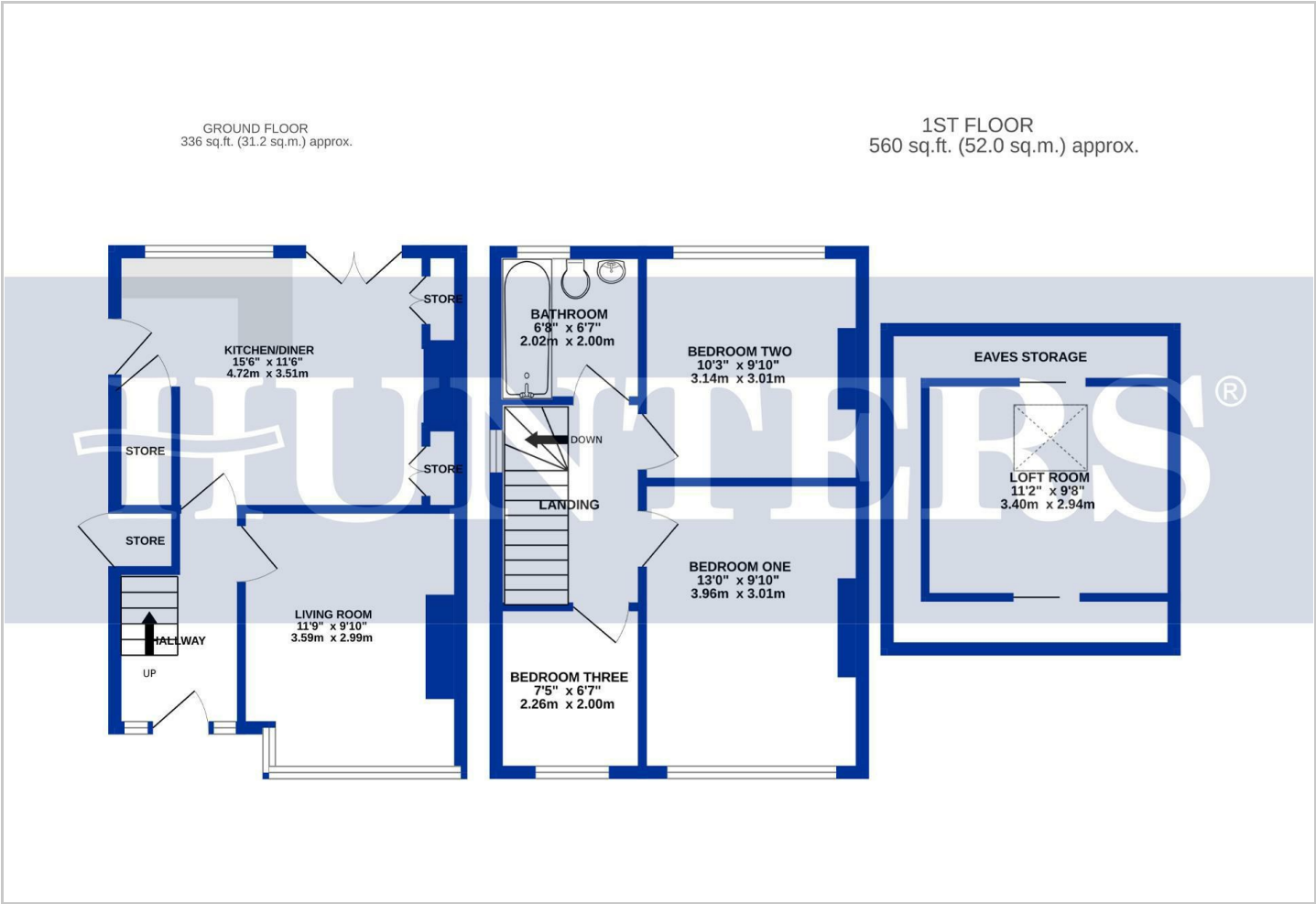
Hybrid Map



Terrain Map



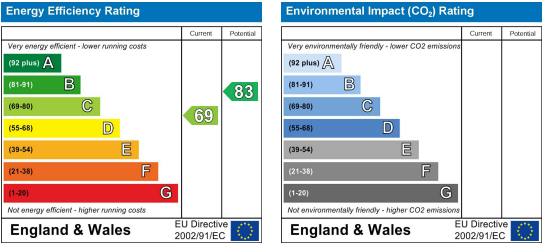
Floor Plan



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.