

HUNTERS®

HERE TO GET *you* THERE



Calverley Lane

Bramley, Leeds, LS13 3LP

£460,000



Council Tax: D



45 Calverley Lane

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£460,000



- Exceptional four-bedroom detached
 - Contemporary kitchen diner
 - Two sun-drenched reception rooms
- Garden outbuilding used as home office
 - Nearby local amenities and schools
- South-facing landscaped gardens
- Three bathrooms and ground floor W/C
 - Garage and off-street parking
 - Excellent finish throughout
- Ideal for families seeking style and space!

Welcome to this immaculate, DETACHED FOUR-bedroom family home, finished to an EXCEPTIONAL standard and perfectly positioned in a highly sought-after location. Surrounded by excellent schools, local amenities, scenic parks, and elevated views, this property offers the perfect balance of comfort, style, and practicality, IDEAL for modern FAMILY living.

Step inside to discover TWO inviting reception rooms. At the front, a charming living room with a plush carpet, bay window, and views of the front garden offers a cosy retreat, perfect as a snug, PLAYROOM, or peaceful sitting area. To the rear, the main sitting room forms the heart of the home, featuring a stunning marble mantle with LOG BURNER, built-in ceiling speakers, and patio doors that open onto a sun-drenched, SOUTH-FACING garden, ideal for entertaining or relaxing.

The CONTEMPORARY white high-gloss KITCHEN is a chef's dream, with sleek handleless units, granite worktops, under-cabinet lighting, and integrated appliances including an oven and microwave. A dedicated dining area can be found and access to the garden, while a separate UTILITY room and a convenient downstairs W/C complete the ground floor.

Upstairs, each of the FOUR bedrooms offers its own unique appeal. The main bedroom is a generous double with gorgeous FITTED WARDROBES and a stylish ENSUITE boasting a walk-in shower. The second double bedroom overlooks the rear garden and also enjoys its own modern ENSUITE. A third DOUBLE bedroom, bathed in natural light, awaits your personal touch, while the fourth bedroom, currently set up as a HOME OFFICE, is equally suited as a nursery or guest room.

The sleek, fully tiled house BATHROOM features a contemporary suite with a full-sized bath, perfect for families, and an integrated waterproof TV—ideal for unwinding after a long day.

Outside, the beautifully LANDSCAPED rear garden features an Indian stone patio and a spacious lawn that leads up to the top shed. A versatile outbuilding to the side of the property provides a heated and powered HOME OFFICE or studio. Additional features include a GARAGE, off-street parking, and the ever-desirable south-facing garden, making this a truly exceptional home for modern family life.

LOCATION - Bramley is a sought-after suburb located just west of Leeds city center, offering easy access via the Bramley railway station and major road links like the M62 and A647. The area benefits from excellent schools such as Bramley St. Peter's CE Primary and Intake High School, alongside popular local amenities including Bramley Shopping Centre and the vibrant White Rose Shopping Centre nearby. Residents enjoy peaceful walks and outdoor activities in Bramley Falls Woods and Gotts Park, making it an ideal location for families and commuters seeking a balanced lifestyle

Tel: 0113 257 6198

ENTRANCE HALL

12'11" x 12'7" (3.94 x 3.85m)

LIVING ROOM

11'1" x 12'7" (3.38 x 3.86m)

SITTING ROOM

11'10" x 17'8" (3.61 x 5.40m)

DINING KITCHEN

16'2" x 9'10" (4.94 x 3.00m)

UTILITY

5'7" x 7'4" (1.71 x 2.25m)

W/C

2'9" x 6'9" (0.84 x 2.07m)

BEDROOM ONE

17'0" x 12'9" (5.19 x 3.89m)

ENSUITE

6'3" x 7'8" (1.92 x 2.34m)

BEDROOM TWO

9'5" x 16'11" (2.88 x 5.16m)

ENSUITE

3'9" x 6'4" (1.15 x 1.94m)

BEDROOM THREE

11'0" x 10'1" (3.37 x 3.09m)

BEDROOM FOUR

6'11" x 6'8" (2.13 x 2.05m)

BATHROOM

7'6" x 10'1" (2.29 x 3.09m)

GARAGE

9'10" x 19'4" (3.00 x 5.90m)

OUTBUILDING / OFFICE

11'0" x 10'10" (3.36 x 3.31m)

GARDENS & DRIVE



Road Map



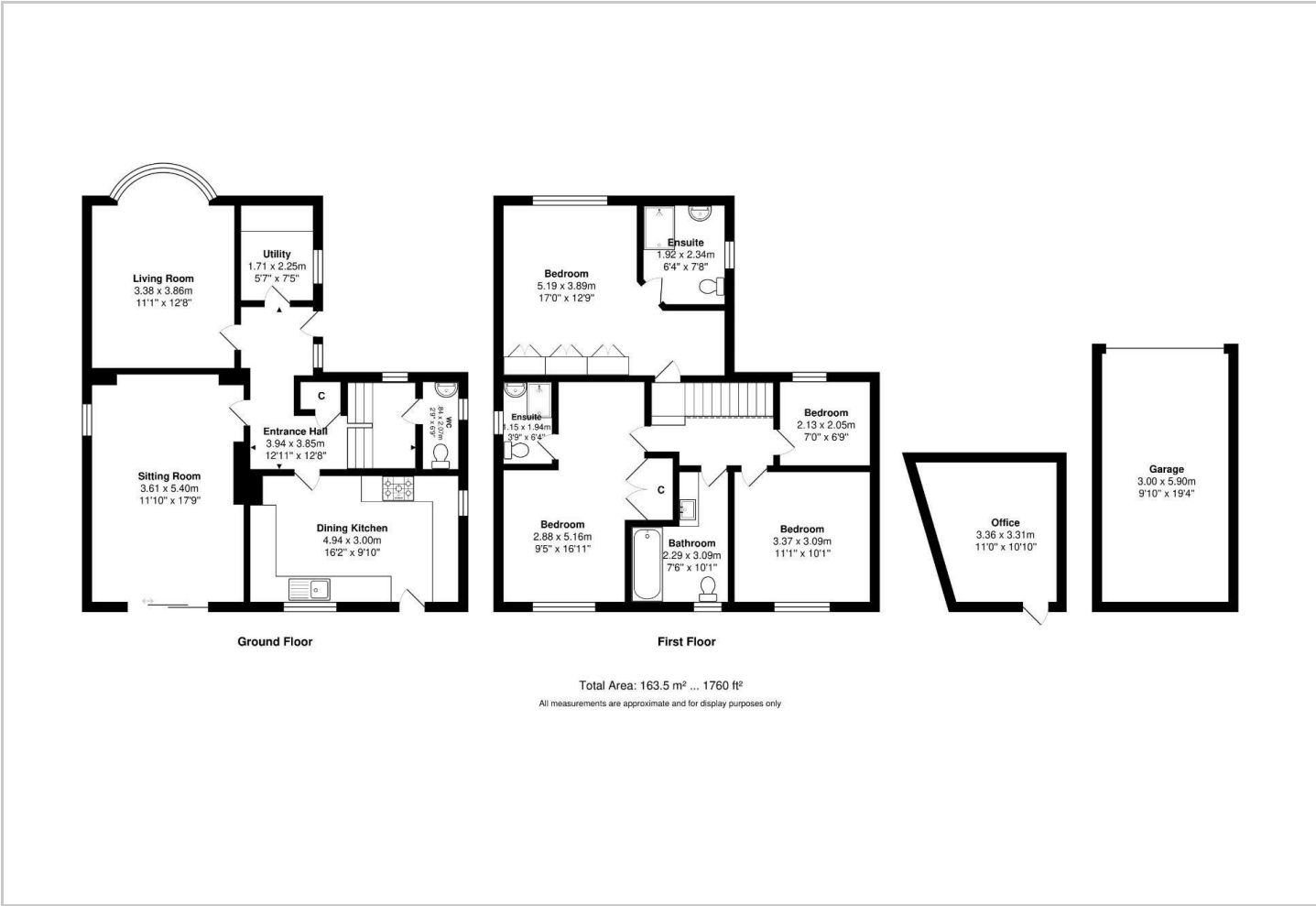
Hybrid Map



Terrain Map



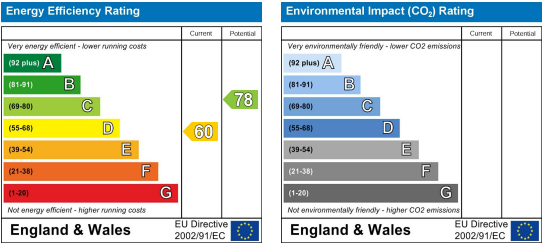
Floor Plan



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.