

HUNTERS[®]

HERE TO GET *you* THERE



Calverley Gardens

Leeds, LS13 1HF

£259,950



Council Tax: B



7 Calverley Gardens

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- Three-bedroom semi-detached home
- Bay-fronted living room
- Open-plan kitchen dining area
- Patio doors to balcony
- Two double bedrooms plus single
- Built-in wardrobes in main bedroom
- Front garden and off-street parking
- Close to schools and green spaces
- Short drive to New Pudsey or Bramley station
- Easy commute to Leeds and Bradford

This delightful three-bedroom semi-detached home offers bright, spacious and beautifully presented accommodation, making it an ideal choice for first-time buyers, growing families or anyone looking to enjoy village living with excellent connections to Leeds and beyond.

Stepping inside, you are welcomed by a charming bay-fronted LIVING ROOM, flooded with natural light and enjoying attractive views over the front garden. This inviting space provides the perfect setting for relaxing evenings. To the rear of the property, the home opens into a fantastic open-plan KITCHEN and DINING area, creating a sociable hub at the heart of the home. The kitchen is thoughtfully designed with a range of fitted wall and base storage units, tiled splashbacks, an integrated oven and hob, space for a fridge freezer, a feature radiator and a breakfast area ideal for casual dining. Patio doors lead directly onto raised decking, seamlessly blending indoor and outdoor living. Additional practical features include useful under stairs storage and a welcoming front porch.

The first floor continues to impress with two generously sized double BEDROOMS, one benefiting from built-in wardrobes, alongside a versatile single BEDROOM that would make an excellent nursery, child's bedroom, home office or hobby room. Completing the accommodation is a well-appointed, part-tiled family BATHROOM featuring a shower over the bath, wash basin and WC.

Outside, the property enjoys private levelled GARDEN space, perfect for children to play, summer barbecues and outdoor entertaining, while also benefiting from stunning views that enhance the outdoor setting. Off-street PARKING adds further convenience for modern family living.

The location is equally appealing for commuters; the property is exceptionally well positioned. Both New Pudsey and Bramley railway stations are easily accessible by car or bus, providing regular services to Leeds city centre and convenient connections to Bradford. Frequent bus routes along the surrounding roads further enhance accessibility, making travel throughout Leeds and the wider region straightforward and convenient.

Combining comfortable accommodation, excellent outdoor space, a welcoming community setting and superb transport links, this wonderful home presents an exciting opportunity to secure a property in one of Leeds' most desirable residential locations.

Tel: 0113 257 6198

KITCHEN/DINER

17'0" x 11'5" (5.19m x 3.50m)

LIVING ROOM

11'8" x 11'1" (3.57m x 3.38m)

BEDROOM ONE

12'9" x 9'3" (3.91m x 2.82m)

BEDROOM TWO

10'4" x 9'3" (3.16m x 2.82m)

BEDROOM THREE

7'8" x 6'11" (2.36m x 2.13m)

BATHROOM

6'11" x 6'7" (2.13m x 2.02m)



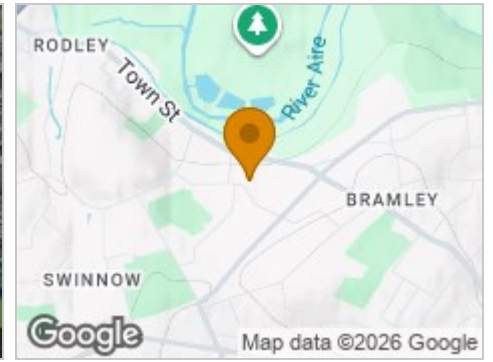
Road Map



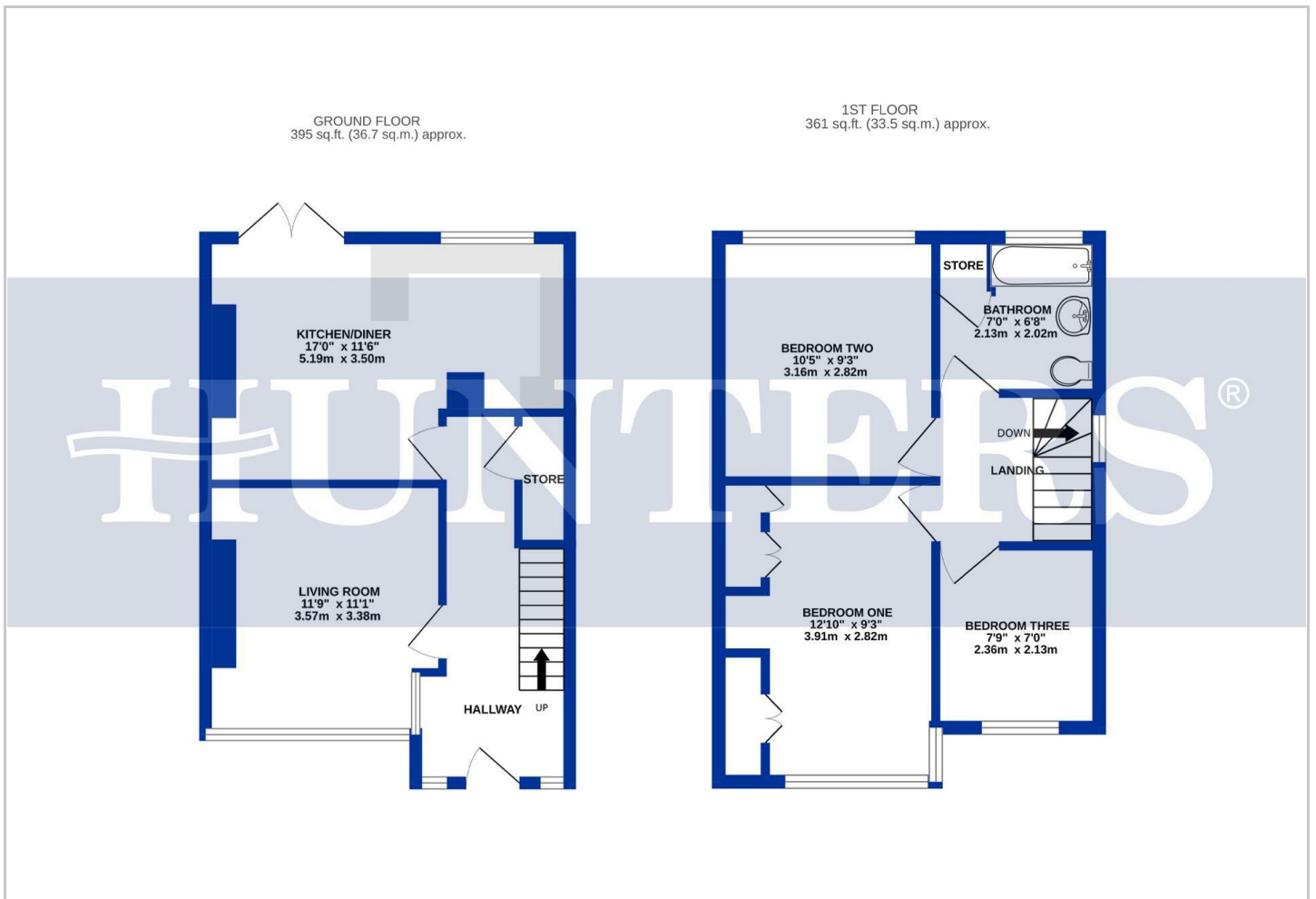
Hybrid Map



Terrain Map



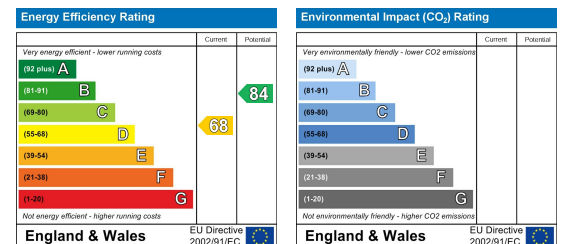
Floor Plan



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.