



Calverley Gardens, Bramley Leeds LS13 1HF

welcome to

Calverley Gardens, Bramley Leeds

This superb property offers stylish, modern living with exceptional outdoor entertaining space and a long list of improvements already completed. Early viewing is highly recommended to fully appreciate the quality, presentation and lifestyle on offer.



Property Information

Situated in a desirable cul-de-sac position, this exceptional home has been thoughtfully and extensively upgraded by the current owner to create a stylish, modern property ready to move straight into. Offering high-quality improvements throughout, including rewiring, replastering, new guttering, repointing, a new kitchen diner and contemporary shower room, this home combines practical living with impressive entertaining space both inside and out.

ADDITIONAL FEATURES: CCTV system, security alarm system, hard wired smoke alarms, serviced boiler, PVC double glazing, central heating, cul-de-sac location, move in ready condition.

Within easy reach of West Leeds Academy, making it an ideal choice for families. Close to scenic green spaces and countryside walks. Conveniently located close to Rodley, offering excellent canal-side walks, local amenities, cafés and pubs

Porch

A welcoming entrance porch featuring laminate flooring and a PVC front door.

Dining Kitchen

Undoubtedly the heart of the home, this stunning recently fitted kitchen diner has been designed with both family living and entertaining in mind. Features include integrated fridge freezer, built in oven and microwave, integrated dishwasher, stylish spotlights, tiled flooring, extended breakfast bar/table area, excellent storage and workspace. A fantastic social hub to the house, perfect for everyday living and entertaining guests.

Lounge

A beautifully presented, modern living room with a contemporary electric fire, quality carpeting and a warm, inviting atmosphere.

Landing Loft Space

The loft is accessed via a pull-down ladder and benefits from power and lighting, offering useful

additional storage.

Bedroom One

A generous double bedroom positioned to the front, enjoying far-reaching views and benefiting from fitted wardrobes.

Bedroom Two

A well-proportioned single bedroom with fitted wardrobes.

Shower Room

Recently refitted to a high standard, the contemporary shower room features attractive tiled walls and flooring, creating a sleek and modern finish.

Outside

Front garden and driveway. A gated driveway provides secure off-road parking and leads to the garage. Mature flower beds.

South facing rear garden. The stunning south-facing rear garden has been expertly designed to create a superb outdoor entertaining space and includes decking seating area, patio area, low maintenance astro turf, sheltered pergola with fire pit, fabulous summerhouse, enclosed private setting. A perfect space for relaxing, hosting family gatherings or enjoying warm summer evenings.

Garage



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Calverley Gardens, Bramley Leeds

- Stunningly improved home in a popular cul-de-sac location
- Extensively renovated by the current owner
- Beautifully fitted kitchen diner with integrated appliances
- Far-reaching views from the principal bedroom
- Stylish recently fitted shower room

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over
£250.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY117026 - 0002

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