



Calverley Lane, Bramley Leeds LS13 1HG

welcome to

Calverley Lane, Bramley Leeds

Extended 4-bedroom family home with 2 reception rooms, spacious kitchen, utility room, EV charger, owned solar panels, multi-car driveway, astro-turfed garden and storage outbuilding. Near parks, schools, leisure facilities and open green spaces within easy reach.



Property Information

This lovely extended four-bedroom family home offers generous and flexible living accommodation throughout perfect for modern family life and home working. Benefitting from excellent kerb appeal a multi-car driveway with electric vehicle charging point, owned solar panels, double glazing and gas central heating, this property is ready to move into. Upon entering a welcoming entrance hall leads to a spacious lounge and an impressive extended kitchen to the rear, offering excellent space for dining and entertaining with access to the garden. A second reception room, currently used as a home office, provides flexible living space complemented by a useful utility room.

To the first floor are three bedrooms and a modern family bathroom, including a master bedroom with fitted wardrobes, a second double bedroom and a single bedroom ideal as a nursery, study or child's room.

Externally, the property continues to impress with a low-maintenance astro-turfed rear garden, perfect for enjoying the outdoors all year round. There is also a useful outbuilding providing additional storage space. The owned solar panels offer enhanced energy efficiency and reduced running costs.

Entrance Hall

A welcoming entrance hall providing access to the main living accommodation.

Living Room

A good-sized lounge offering a comfortable space for relaxing and entertaining.

Kitchen Diner

An impressive extended kitchen to the rear of the property, providing excellent space for cooking, dining and family life, with a door leading to the rear garden.

Reception Room / Office

A versatile second reception room currently used as a home office, ideal for remote working but equally

suited as a playroom, dining room or snug.

Utility Room

A practical utility room offering additional storage and laundry space.

Landing

Providing access to the bedrooms and family bathroom.

Bedroom One

A spacious double bedroom with built-in wardrobes.

Bedroom Two

A further well-proportioned double bedroom.

Bedroom Three

A single bedroom, ideal as a nursery, child's bedroom or study.

Bedroom Four

A particularly generous double bedroom with a Velux window to the front elevation and useful storage space.

Bathroom

Fitted with a modern three-piece suite comprising bath with shower over, wash hand basin and WC.

External

To the front the property boasts excellent kerb appeal with a generous multi-car driveway providing ample off-street parking and an electric vehicle charging point.

To the rear there is a low maintenance astro-turfed garden, ideal for relaxing and entertaining, along with owned solar panels helping to improve energy efficiency. A useful outbuilding provides valuable additional storage space, making this an attractive and practical outdoor area for modern family living.



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welcome to

Calverley Lane, Bramley Leeds

- Extended four bedroom family home
- Two versatile reception rooms
- Spacious extension
- Multi car driveway with charging point
- Owned solar panels

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£345,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114581 - 0003

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william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk