



**£455,000**

\*NEW PRICE\* \*FIVE/SIX BEDROOMS\* \*NO CHAIN\* \*SPECTACULAR KITCHEN-DAY ROOM\* \*AMPLE GATED PARKING\* \*GARDEN & GARAGE\* \*FLEXIBLE LIVING ACCOMMODATION\* \*IMMACULATED PRESENTED\* \*CLOSE TO LOCAL AMENITIES\*

Townend Estate Agents offer for sale this spectacular detached property with no onward chain! This rare to market property is a true gem. Nestled in the sought-after Calverley Gardens, this property is perfectly placed for access towards the city centre, ring road network, Bramley & Kirkstall Forge train stations - ideal for those commuting. With the Rodley nature reserve, Leeds-Liverpool canal and the River Aire right on your doorstep, this property offers a perfect blend of urban sophistication and natural beauty. Boasting two elegant reception rooms, five/six spacious bedrooms, and five modern bathrooms, this immaculately presented house is the epitome of luxury living.

The high-spec kitchen-day room is a standout feature, perfect for hosting gatherings or simply enjoying a quiet morning with a cup of tea. With a fantastic breakfast island featuring induction hob and sink. With gated parking space for up to multiple vehicles, convenience is at the forefront of this property. Providing flexible living accommodation for the discerning viewer, this properties layout can be utilised to suit your living style.

The property comprises briefly: Entrance hall, spacious Lounge with exposed brick fireplace and multi fuel stove, spectacular Kitchen-Day room featuring breakfast island, snug area with wood burner and patio doors leading to rear garden. Dining Room which could be utilised as an additional bedroom depending on the purchasers needs), Bedroom with en-suite and separate family bathroom. To the first floor and a further four bedrooms, two with en-suite bathrooms along with another house bathroom. Externally to the rear is an enclosed garden with both lawn and patio areas. To the front is gated off road parking for multiple vehicles, along with a detached garage.

Ask us about....



## Calverley Gardens, LS13

Approximate Gross Internal Area = 205.0 sq m / 2207 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1146766)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

Townend Estate Agents

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