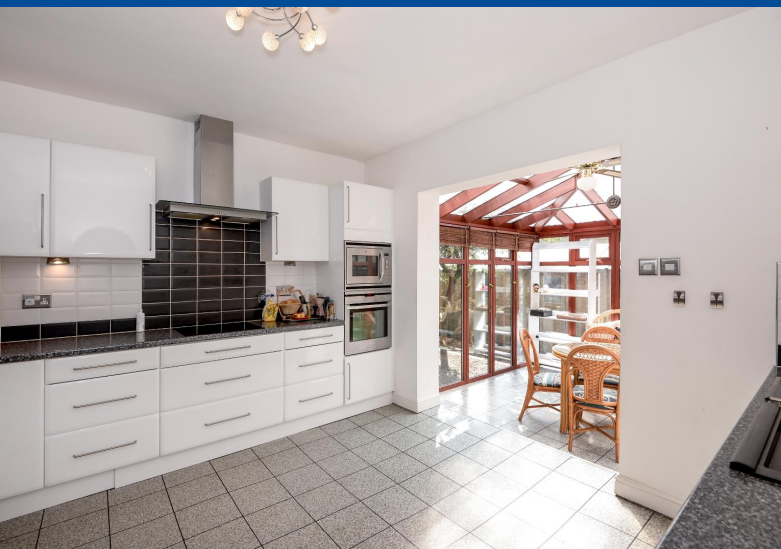




*Moving is easy with...*

**LINLEY &  
SIMPSON**



## **LYDGATE PLACE, CALVERLEY, PUDSEY, LS28 5RW**

A unique and well proportioned detached chalet bungalow in one of North Leeds most sought after villages. Offering a flexible layout the property benefits from 2/3 receptions and 3/4 bedrooms, 2 bathrooms and additional cloakroom, large private and secluded garden to rear, driveway and parking.

**Guide Price £500,000**



[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)

This unique and spacious detached chalet bungalow is located in a sought after and regarded private road in the village of Calverley. Offering easy access to both local shops, schools and services the property is discretely positioned away from passing traffic yet within easy reach of ring roads, bus routes and train stations for access to destinations further afield.

The property itself offers a flexible layout which affords a variety of configurations. Currently arranged as 3 bedrooms with 3 receptions the layout could easily be altered to create 4 bedrooms and 2 receptions if required.

Having larger than expected private and secluded gardens to rear as well as a generous front garden with driveway and garage the property is unique in its appearance and size for its location. Early viewing is essential to appreciate the standard, size and location of this superb property.

#### **ENTRANCE HALL**

Composite double glazed door with decorative glazing to entrance hall, tile and bamboo flooring, dado rail, picture rail, central heating radiator, staircase leading to first floor, decorative ceiling moulds and doors leading to ground floor rooms.

#### **BEDROOM ONE 13'6" x 12'2" (4.11 x 3.71)**

Double glazed window to front, fitted wardrobes and drawer units, recessed spotlights, central heating radiator, bamboo flooring and central heating radiator.

#### **ENSUITE**

Generously sized with double glazed window to side, white three piece suite comprising corner bath with mixer shower over, vanity unit with hand wash basin, low level WC, heated towel rail, recessed spotlights, tiled walls and extractor fan.

#### **CLOAKROOM/WC**

Low level WC, vanity unit with hand wash basin, extractor fan, tiled walls, tiled flooring and central heating radiator.

#### **BEDROOM FOUR/RECEPTION ROOM 17'3" X 12'0" (5.26 X 3.66)**

Double glazed bay window to front, double glazed window to side, wall light point, decorative ceiling mouldings, laminate flooring and central heating radiator.

#### **KITCHEN 13'2" X 12'2" (4.01 X 3.71)**

Modern high gloss fitted wall and base units with work surfaces over, one and half bowl sink unit, built in electric oven and induction hob with extractor hood over, built in combination microwave, space for American style fridge freezer, double glazed window to rear, opening to lounge and conservatory.

#### **CONSERVATORY 12'5" X 10'3" (3.78 X 3.12)**

Wooden double glazed windows to three side with French doors opening to garden and wall mounted radiator.

#### **LOUNGE/DINER 26'2" X 10'11" (7.98 X 3.33)**

Double glazed windows to rear and side, UPVC double glazed French door to rear, television point, telephone point, two central heating radiators, bamboo flooring, recessed spotlights with further ceiling lighting, coving to ceiling and additional door to hallway.

#### **UTILITY 8'1" X 7'4" (2.46 X 2.24)**

Double glazed window to side, central heating radiator, combination boiler, space and plumbing for automatic washing machine, space and electrical points for additional appliances.

#### **FIRST FLOOR**

##### **LANDING**

Velux window to front, deep fitted cupboard, exposed beams and doors leading to first floor rooms.

##### **BEDROOM TWO 17'10" X 12'2" (5.44 X 3.71)**

Two Velux windows to rear, central heating radiator, exposed beams, recessed spotlights and eaves storage. (some reduced head height)

##### **BEDROOM THREE 17'10" X 8'2" (5.44 X 2.49)**

Two Velux windows to rear, central heating radiator, storage cupboard, exposed beams and recessed spotlights. (some reduced head height)

##### **SHOWER ROOM**

Step in shower cubicle, low level WC, vanity unit with hand wash basin, fitted cupboard, tiled walls and heated towel rail.

#### **OUTSIDE**

##### **FRONT GARDEN**

Generous front garden with patio, gravelled section with fence and walled boundaries, driveway, side access, mature trees and shrubs.

##### **REAR GARDEN**

Generously sized and offering a high degree of privacy, the rear garden is a real asset to the property. Laid mainly to lawn with patio area, fenced boundaries and mature planted borders.

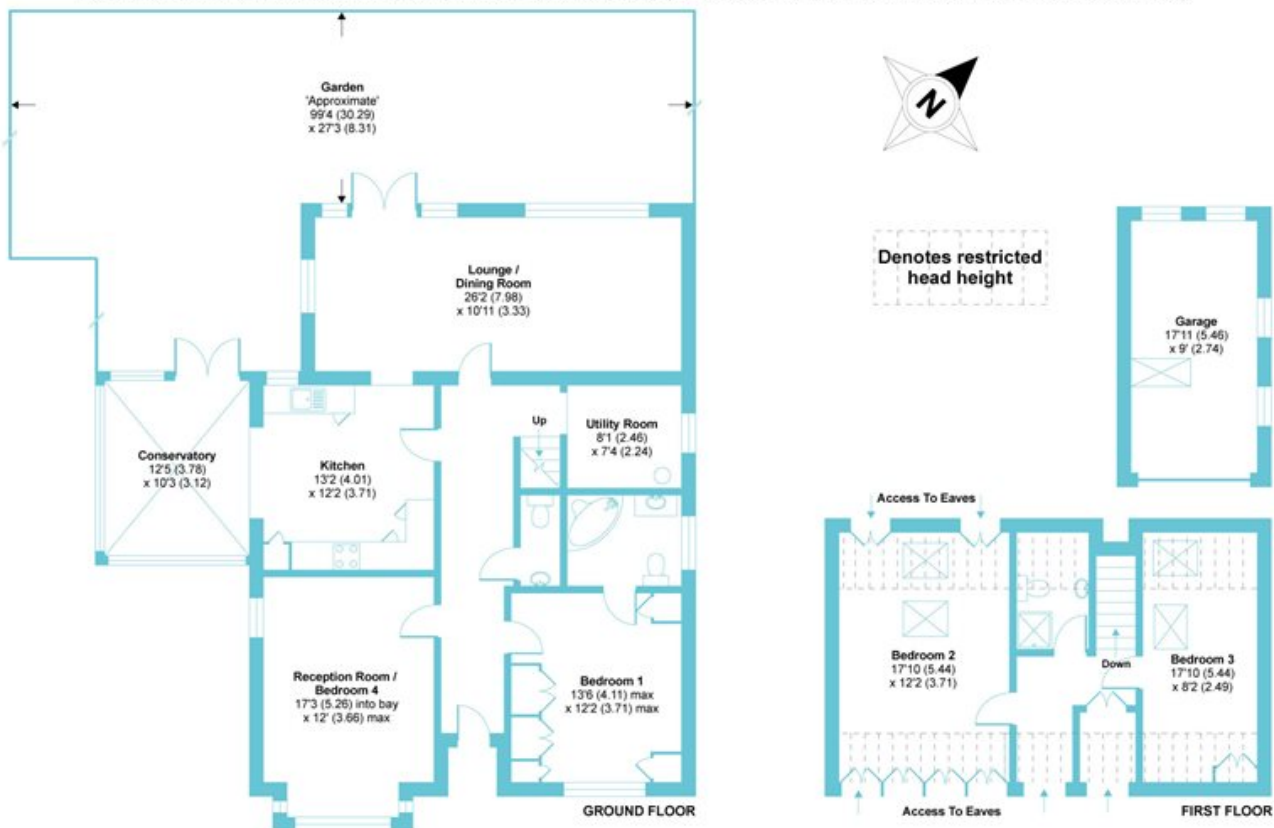
##### **DETACHED GARAGE**

With up and over door, power and lighting.



# Lydgate Place, Calverley, Pudsey, LS28

APPROX. GROSS INTERNAL FLOOR AREA 1777 SQ FT 165 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D	63	65	(55-68)	D	57	59
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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