






## 32 Ravenscliffe Road, Calverley, Leeds, LS28 5RZ

Inner town house - outskirts of Calverley - This three bedroom example provides well presented accommodation, arranged over three floors. The utility room and additional sitting room / garden room are a real treat! Forming part of this highly sought after area and offering access to Greengates and Apperley Bridge. Contact Robert Watts to arrange YOUR VIEWING today.

£250,000

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**LEASEHOLD INFORMATION** Our research shows a 990 year lease was granted from 20 July 1965, we are awaiting confirmation of any ground rent or service charge costs - this should be verified by you Solicitor

### ENTRANCE HALL

**LOUNGE 25'2" (7.67) max x 16' (4.88) max**

Laminate floor

### \*LOWER GROUND FLOOR\*

**SITTING ROOM / GARDEN ROOM 15'2" x 8'9" (4.62m x 2.67m)**

Providing access to the rear garden

**UTILITY** Plumbed for automatic washer and stainless steel sink unit

**KITCHEN 8'7" x 8'5" (2.62m x 2.57m)**

### \*FIRST FLOOR\*

**LANDING** Access to loft

**BEDROOM ONE 12' x 9'6" (3.66m x 2.9m)**

Fitted wardrobes

**BEDROOM TWO 10'2" x 9'5" (3.1m x 2.87m)**

**BEDROOM THREE 8'9" x 6'2" (2.67m x 1.88m)**

**BATHROOM** Three piece modern white suite with over bath shower and screen and fully tiled walls

**OUTSIDE** Drive and pleasant rear garden

**COUNCIL TAX Leeds**

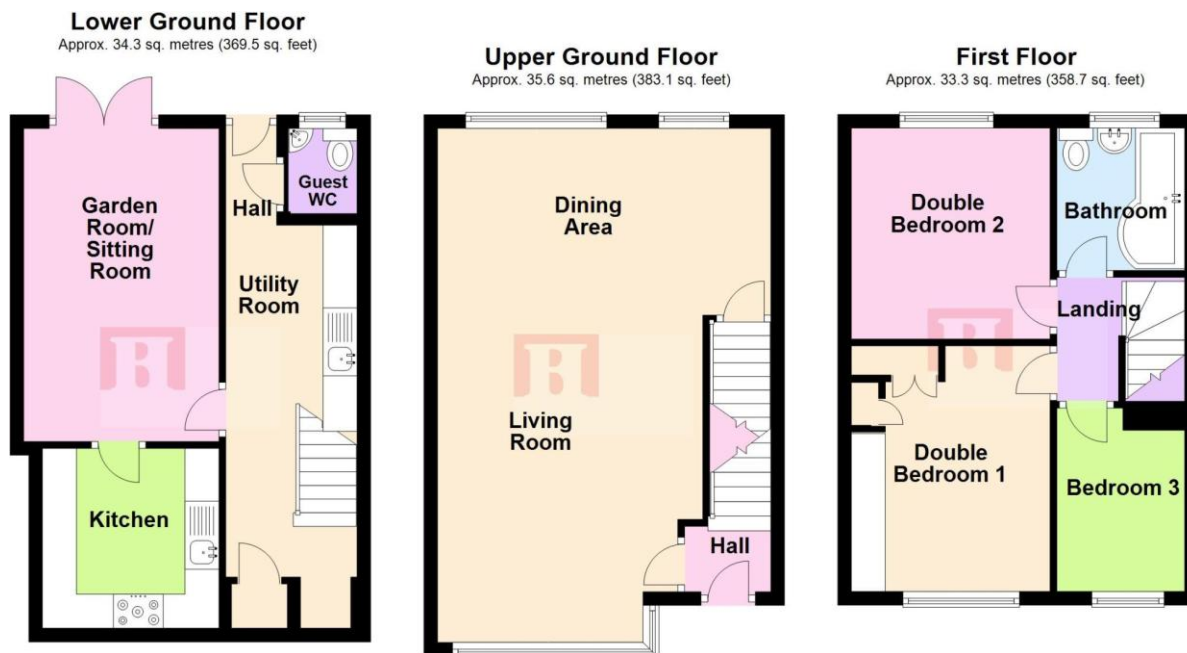
Band C

**TENURE** Leasehold

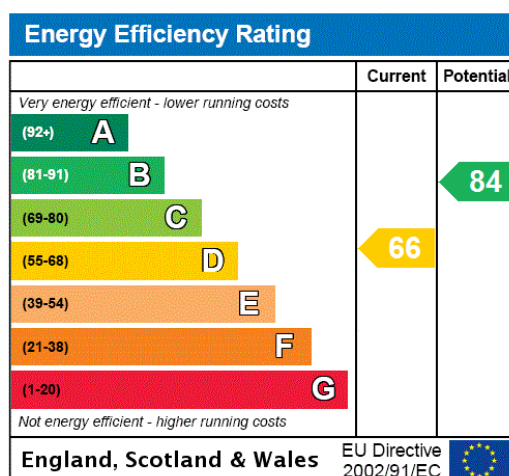
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







Total area: approx. 103.2 sq. metres (1111.2 sq. feet)



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