



**Valley Rise, LEEDS LS13 1HA**

**welcome to**

**Valley Rise, LEEDS**

Beautifully presented family home offered with vacant possession..

Features include a bay-fronted lounge and a modern kitchen diner with integrated appliances, garden views, and access to decking. The private rear garden offers patio areas and mature fruit trees. A stylish move-in ready home.



## Property Information

An excellent opportunity to acquire this beautifully presented home, offered with the advantage of vacant possession and ideal for families seeking modern living with generous outdoor space. With a contemporary kitchen installed in 2020, creating a stylish and ready-to-move-into home. Occupying a pleasant position close to Bramley Fall Woods and the canal, this home enjoys both convenience and access to scenic walks.

Internally, the accommodation is well proportioned and tastefully presented throughout. The lounge features a charming bay window, while to the rear, the impressive kitchen diner provides a true heart of the home. Fitted with modern units, integrated appliances, the kitchen benefits from panoramic windows overlooking the rear garden and direct access onto a decking area.

The rear garden is a particular highlight offering stunning views and a thoughtfully arranged space featuring both decking and patio areas alongside mature fruit trees, creating a private and inviting setting.

Upstairs, two well-appointed bedrooms provide comfortable accommodation, all finished to a modern standard. The house bathroom is sleek and contemporary, fitted with a white three-piece suite. Externally, a driveway provides convenient off-street parking to the front. This is a superb family home, ready to enjoy.

## Entrance Hall

A welcoming entrance hallway providing access to the main living accommodation and staircase rising to the first floor.

## Lounge

A bright and inviting reception room featuring a bay window to the front elevation, allowing plenty of natural light and creating a comfortable family living space.

## Kitchen Diner

A stylish and modern kitchen fitted in 2020, comprising a range of contemporary units with

integrated appliances. Panoramic windows provide delightful views over the garden, while the open dining area offers ample space for family meals. French doors (or rear access) lead directly onto the decking area, seamlessly blending indoor and outdoor living.

A useful pantry space housing the boiler and providing additional storage.

## Bedroom One

A spacious double bedroom with carpet flooring.

## Bedroom Two

A further double bedroom, also carpeted, with modern spotlights to the ceiling enhancing the overall finish and access to the loft hatch, which leads to a fully boarded loft space offering excellent storage.

## Bathroom

A modern house bathroom fitted with a white three-piece suite finished to a high standard, tiled floor and walls, frosted glazed window.

## Outside

To the front, a driveway provides off-street parking for 2 vehicles. To the rear, the garden is a standout feature with stunning views, a decking area, patio space and a mature fruit, offering a perfect setting for relaxing and entertaining.



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## Valley Rise, LEEDS

- Vacant possession
- Spacious kitchen diner with panoramic windows
- Decking and patio area
- Stunning rear garden
- Fully boarded and insulated loft

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

# £240,000



Please note the marker reflects the  
postcode not the actual property

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