



Leeds & Bradford Road, Bramley Leeds LS13 1HH

welcome to

Leeds & Bradford Road, Bramley Leeds

Offered to the market with no onwards chain this attractive and well-presented three-bedroom detached home boasts excellent kerb appeal and a practical layout making it ideal for first-time buyers or families. The property benefits from central heating, double glazing, off-street parking for 2 cars.



Property Information

Offered to market with no onward chain this attractive three-bedroom detached home boasts excellent kerb appeal and a well-proportioned layout making it an ideal purchase for first-time buyers, growing families or those looking to put their own stamp on a property. While well presented throughout and ready to move into the home also offers exciting potential for modernisation and further improvement. Internally the property comprises an entrance hallway, a bright dual-aspect lounge with French doors, together with a fitted kitchen and a convenient ground floor WC. To the first floor are two double bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, a further well-proportioned single bedroom to the rear enjoying far-reaching views and a family bathroom. Externally the property offers a pleasant and versatile outdoor space with a lawned rear garden incorporating a patio seating area and additional space to the side. To the front a block-paved driveway provides off-street parking for two cars and leads to an integral garage. Ideally situated close to Bramley Fall Woods, Stanningley Park, reputable schools, nurseries and excellent transport links.

Entrance Hall

Entering the property, the hallway provides a welcoming first impression, finished with carpet and benefiting from useful under-stairs storage, ideal for coats, shoes and general household items.

Lounge

The lounge is a bright and spacious dual-aspect room which allows for plenty of natural light, while French doors to the rear open directly onto the garden. An electric fire forms a central focal point, creating a warm and comfortable living space suitable for relaxation or entertaining.

Kitchen

The kitchen is well laid out and fitted with a range of units, incorporating an integrated washer and fridge

along with an oven, hob and extractor fan and useful utility space. It offers practical workspace and storage, making it both functional and convenient for everyday use.

Downstairs Wc

A convenient downstairs WC completes the ground floor.

Landing

To the first floor, the landing is carpeted and provides access to the loft, offering additional storage potential.

Bedroom One

Bedroom one is positioned to the front of the property and is a generous double room, benefiting from fitted wardrobes which maximise storage whilst maintaining a clean and uncluttered feel. This room is further enhanced by its own en-suite.

En-Suite

Fitted with a shower, WC, lino flooring and extractor fan, offering a private and convenient space.

Bedroom Two

Bedroom two, also located to the front, is another well-proportioned double room and includes a useful built-in storage cupboard, making it a versatile space suitable for a range of needs.

Bedroom Three

Bedroom three is situated to the rear and is a good-sized single bedroom, enjoying far-reaching views and finished with carpet, making it ideal as a child's room, home office or guest space.

Bathroom

The family bathroom is fitted with a bath with shower over, complemented by lino flooring and an extractor fan, providing a practical and functional space.

Outside Area

Externally, the property continues to impress with its

outdoor offering. The rear garden is mainly laid to lawn, creating a great space for families or outdoor activities, while a patio area provides a perfect spot for seating and entertaining. In addition, there is further grassed space to the side, enhancing the overall sense of space and usability. To the front, a block paved driveway provides off-street parking and contributes to the home's attractive kerb appeal.



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Leeds & Bradford Road, Bramley Leeds

- NO ONWARD CHAIN
- Attractive kerb appeal
- Lounge with French doors
- Fitted kitchen
- House bathroom, downstairs WC & En-suite

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115368 - 0003

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