



Langley Crescent, Bramley Leeds LS13 1AY

welcome to

Langley Crescent, Bramley Leeds

Situated on the popular Langley Estate in Bramley this updated three-bedroom semi-detached home features a new fuse board, double glazing, gas boiler and internal doors. Offering a spacious lounge/diner with French doors, fitted kitchen, modern bathroom (2025), enclosed garden, parking for 3 cars.



Property Information

Located on the ever-popular Langley Estate in Bramley this well-presented three-bedroom semi-detached home has been thoughtfully updated by the current owners and offers spacious accommodation throughout. Benefiting from a recently installed fuse board, new double glazing, gas central heating boiler, new internal doors and updated bathroom, the property is ideal for first-time buyers, growing families or those seeking a move-in ready home.

Externally, the property boasts a generous enclosed rear garden and a driveway providing off-street parking for up to three vehicles.

Entrance Hall

Welcoming entrance hallway featuring carpeted flooring and a useful built-in storage cupboard.

Lounge Diner

A bright and spacious dual-aspect reception room with a window to the front elevation and French doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining

Kitchen

Fitted kitchen with windows to both the side and rear elevations, allowing plenty of natural light. The kitchen benefits from an integrated oven, plumbing for a washing machine and a range of wall and base units providing ample storage.

Landing

Carpeted landing with newly fitted carpet and access to the loft space.

Bedroom One

Generous double bedroom positioned to the front of the property.

Bedroom Two

Well-proportioned double bedroom overlooking the rear garden.

Bedroom Three

Good-sized single bedroom ideal as a child's room, guest room or home office.

Bathroom

Modern bathroom fitted in February 2025 comprising a three-piece suite with shower over bath, heated towel rail and windows to the side and rear elevations.

Outside

Driveway providing off-street parking for up to three vehicles.

Enclosed rear garden featuring a decked seating area, lawned section and secure fencing with gated access, offering an ideal space for outdoor entertaining and family enjoyment.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online [williamhbrown.co.uk/Property/PDY117123](https://www.williamhbrown.co.uk/Property/PDY117123)



welcome to

Langley Crescent, Bramley Leeds

- OFFERED WITH NO ONWARD CHAIN
- Three bedroom semi detached property
- New internal doors throughout
- New double glazing
- French doors to rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117123



Property Ref:
PDY117123 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk