



# HOME

MARKETING & MANAGEMENT

ASTON ROAD, BRAMLEY LS13 2BH

**£169,999**



Substantial Mature End Terrace House  
3 Double Bedrooms (1 Fitted). No Chain  
Generous Accommodation to 3 Floors  
Spacious Lounge with Feature Fireplace  
Beech Dining Kitchen with Range Cooker  
Enormous Tiled 4 Piece White Bathroom  
uPVC Dble Glazing. Gas Central Heating  
Wood, Parquet, Laminate Floors. Beams  
Contemporary Decor. Utility Room. Yard  
Enclosed South Facing Decking Garden



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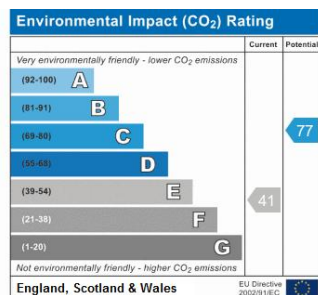
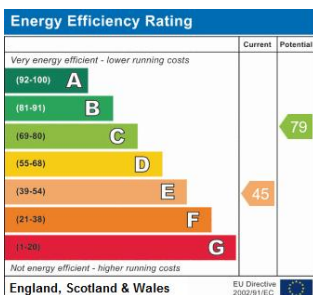
**£169,999**



**GENERAL DESCRIPTION**  
 SUBSTANTIAL & WELL PRESENTED MATURE Brick Built  
 END TERRACE HOUSE \*\* THREE LARGE DOUBLE  
 BEDROOMS (ONE with FITTED WARDROBE) \*\* NO  
 CHAIN SALE \*\* GENEROUSLY PROPORTIONED  
 ACCOMMODATION to THREE FLOORS \*\* SPACIOUS  
 LIVING ROOM with FEATURE FIREPLACE \*\* MODERN  
 FITTED BEECH SHAKER STYLE DINING KITCHEN with  
 DUAL FUEL RANGE COOKER \*\* ENORMOUS CERAMIC  
 TILED FOUR PIECE MODERN WHITE BATHROOM with  
 ENCASED BATH & MAINS SHOWER CUBICLE \*\* White  
 uPVC DOUBLE GLAZING \*\* Gas CENTRAL HEATING  
 with COMBINATION BOILER \*\* STRIPPED & VARNISHED  
 WOOD, PARQUET & LAMINATE FLOORING \*\*  
 EXPOSED CEILING BEAMS \*\* CONTEMPORARY LIGHT,  
 NEUTRAL & ACCENT DECOR \*\* UTILITY ROOM \* REAR  
 YARD \*\* ENCLOSED SOUTH FACING DECKING &  
 PEBBLED PATIO GARDEN \*\* CONVENIENT for LOCAL  
 AMENITIES & COMMUTING to LEEDS & BRADFORD \*\*  
 OF PARTICULAR INTEREST to FIRST TIME BUYERS,  
 FAMILIES, PROFESSIONAL COUPLES & LANDLORDS  
 SEEKING VERSATILE ACCOMMODATION in a  
 CONVENIENT LOCATION.

TENURE  
 Freehold

**ROOM MEASUREMENTS**  
**ENTRANCE HALL** 3' 6" x 3' 0" (1.07m x 0.91m) max  
**LIVING ROOM** 15' 6" x 11' 8" (4.72m x 3.56m) max  
**DINING KITCHEN** 12' 10" x 12' 8" (3.91m x 3.86m) max  
**UTILITY ROOM** 8' 6" x 5' 2" (2.59m x 1.57m) max  
**FIRST FLOOR STAIRCASE AND LANDING** 13' 6" x 5' 8"  
 (4.11m x 1.73m) max  
**MASTER DOUBLE BEDROOM** 15' 6" x 11' 11" (4.72m x  
 3.63m) max  
**BATHROOM** 11' 11" x 9' 4" (3.63m x 2.84m) max  
**SECOND FLOOR STAIRCASE AND LANDING** 2' 9" x 2' 6"  
 (0.84m x 0.76m)  
**DOUBLE BEDROOM 2** 13' 0" x 9' 4" (3.96m x 2.84m) max  
**DOUBLE BEDROOM 3** 14' 10" x 8' 10" (4.52m x 2.69m)  
 max



Address:  
 6 Aston Road Bramley LS13 2BH

OPENING HOURS

**Pudsey Office**

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

