

KATH WELLS

ESTATE AGENTS & VALUERS



5 Harley Drive, Leeds, LS13 4QY

Reduced To £179,995

REDUCED FOR QUICK SALE! Early viewing is advised for this deceptively spacious SEMI DETACHED situated in a popular residential area of Bramley. Although this property would benefit from some MODERNISATION and COSMETIC UPDATING it has been well maintained and has the added benefits of DG & CH, and off street parking & a single garage. This property would make an ideal purchase for a growing family looking for a property to modernise or a Landlord / Investor (potential rental income circa £875.00pcm).

Briefly throughout and to the ground floor the property comprises of a HALLWAY with a composite front door and stairs rising to the first floor, a good sized LIVING ROOM & DINING AREA with a fireplace and ample space for a dining table and chairs, a FITTED KITCHEN with a range of fitted cabinets, work surfaces, space for a breakfast table, and an external door giving access to the side of the property.

To the first floor there are TWO DOUBLE BEDROOMS (one of which has FITTED WARDROBES), a further SINGLE BEDROOM, a WET / SHOWER ROOM with an electric shower, and a SEPARATE WC.

Externally the front garden is enclosed by a low wall and mainly paved; the rear garden is a good size and mainly laid to lawn with a paved patio / seating area. A gated DRIVEWAY provides useful OFF STREET PARKING for several cars and access to a SINGLE DETACHED GARAGE.

GROUND FLOOR:

Entrance Hallway:

Access via a front entrance door (composite door), stairs rising to the first floor, central heating radiator

Living Room & Dining Area:



Double glazed windows to the front and rear, a fireplace and hearth with an electric fire, central heating radiator, ample space for a dining table and chairs

Kitchen:



Double glazed window, external door giving access to the side of the property, a range of fitted kitchen cabinets, an inset stainless steel sink and drainer, cooker point, space for a fridge / freezer, plumbing for an automatic washing machine, under-stairs storage cupboard, central heating radiator, space for a breakfast table

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to an insulated loft space

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes and storage

Bedroom Two:



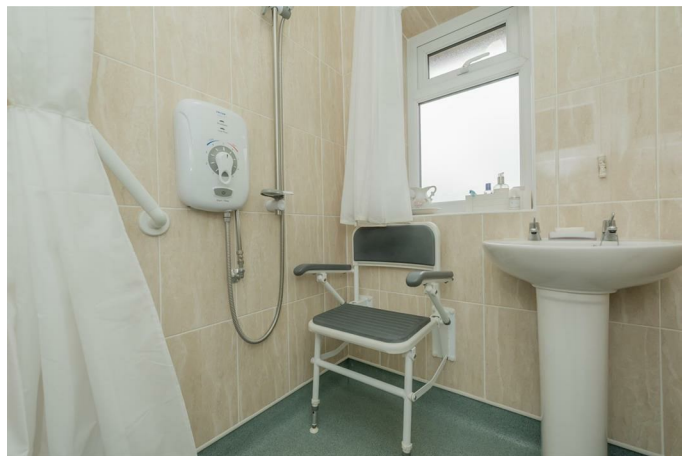
Double glazed window, central heating radiator, built in storage cupboard

Bedroom Three:



Double glazed window, central heating radiator, built in storage cupboard

Wet Room:



Double glazed window, a shower area with an electric shower, wash basin, central heating radiator

Separate / WC:



Double glazed window, low flush WC

TO THE OUTSIDE:

Drive / Garage:



A gated driveway provides useful off street parking for several cars and access to a single detached garage

Gardens:



The front garden is enclosed by a low wall and mainly paved. The rear garden is a good size and has a large lawn and a paved patio / seating area.

Epc Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2080-5700-9070-3297-1795>

Floor Plan



Ground Floor
Approx. 52.26 sqm.
(562.52 sqft.)



First Floor
Approx. 37.52 sqm.
(403.86 sqft.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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