



Newlay Lane, Bramley Leeds LS13 2AL

welcome to

Newlay Lane, Bramley Leeds

A three bedroom semi detached house, beautifully presented throughout and having been newly refurbished. Offering ready to move into accommodation with modern and stylish kitchen and bathroom and benefiting from off street parking, front and rear gardens. Offered with no onward chain.



Entrance Hall

Enter from the front into the welcoming hallway with a useful understairs storage cupboard, radiator, herringbone wood flooring and stairs leading to the first floor.

Lounge

12' 4" Max x 9' 7" Into bay (3.76m Max x 2.92m Into bay)
A bright and airy room with neutral decor and carpet, radiator and a large bay window to the front allowing a good amount of natural light to flow through.

Kitchen/Diner

19' 11" Max x 12' 1" Max (6.07m Max x 3.68m Max)
A spacious room, the real hub of this family home. The modern and stylish fitted kitchen has a range of wall and base units with complimenting wood worksurfaces incorporating a Belfast sink and gas hob with extractor fan above and a tiled splashback. There is an integrated double electric oven and spaces for further appliances. Further modern features include fitted speakers and an anthracite vertical radiator. Herringbone wood flooring continues into the dining area where there is ample space for a table and chairs and fully glazed patio doors open out to the garden.

Landing

The stairs rise from the hallway onto the landing with a storage cupboard housing the boiler, doors to three bedrooms, bathroom and access to the loft.

Bedroom One

12' 4" Max x 12' Max (3.76m Max x 3.66m Max)
A double bedroom positioned to the rear elevation with ample space for free standing furniture, carpet flooring, radiator and a window overlooking the garden.

Bedroom Two

10' 8" Max x 8' 11" Into bay (3.25m Max x 2.72m Into bay)
A double bedroom positioned to the front elevation with ample space for free standing furniture, carpet flooring, radiator and a window to the front.

Bedroom Three

9' Max x 8' 1" Into recess (2.74m Max x 2.46m Into recess)
A good size single bedroom positioned to the front elevation with space for free standing furniture, carpet flooring, radiator and a window to the front.

Bathroom

A modern and stylish bathroom with tiling to the floor and splash areas and fitted with a three piece suite comprising of a 'P' Shaped bath with shower over, wash hand basin with vanity unit below, wc and a heated towel rail. The black fittings compliment the bathroom beautifully.

Outside

To the front of the property there is a lawned area with well established shrubs and a driveway to the side providing off street parking for multiple vehicles. To the rear is a private garden part laid to lawn with a paved seating area leading off the dining room.

Garage

Perfect for storage or secure parking with an up and over door, light and power.



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welcome to

Newlay Lane, Bramley Leeds

- Semi Detached House
- Three Good Size Bedrooms
- Fully Refurbished Throughout
- Beautifully Presented
- Modern Kitchen & Bathroom

Tenure: Freehold EPC Rating: D

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108847 - 0003

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