



The Rowans, Bramhope Leeds LS16 9DZ

welcome to

The Rowans, Bramhope Leeds

Ready to move into extended three/four bed family home in a popular area of Bramhope. Stylish and modern decor throughout yet scope to put your own stamp on the property. Benefits from DRIVEWAY & GARAGE/WORKSHOP.



The Rowans

A fantastic ready to move into three/four bed semi-detached family home located in a very popular residential area of Bramhope, close to local amenities, good transport links and good schools with Bramhope primary school only 0.4miles away. There are lovely walks at Golden Acre Park which is close by.

The property has been extended and renovated to a high standard throughout by the current owner with the accommodation briefly comprising; welcoming entrance hall, spacious lounge, dining room, modern kitchen with a range of appliances, additional reception room/bedroom, and shower room to the ground floor. To the first floor are two double bedrooms, an study/occasional bedroom and the modern house bathroom.

The property benefits from attractive garden to the front, driveway leading to the garage/workshop providing ample off street parking and storage and an enclosed rear garden. Internal viewing is highly recommended to appreciate the style and scope of accommodation on offer with this home.

Ground Floor

Entrance Hall

Lounge

14' 9" x 12' (4.50m x 3.66m)

A spacious lounge with neutral decor with a modern and contemporary feature electric fire, radiator and large bay window to the front allowing plenty of natural light

Dining Room

11' x 11' (3.35m x 3.35m)

The dining room allows access to the kitchen and features useful storage, radiator, ample space for dining table and chairs and window to the side

Kitchen

13' 9" x 7' 9" (4.19m x 2.36m)

The modern and stylish kitchen features a range and gloss wall and base units with complimentary work surfaces over, sink and drainer unit with mixer tap and tiled splash backs. Integrated electric oven with induction hob and extractor hood over, dishwasher, fridge freezer and washing machine. Useful storage cupboard, window to the rear overlooking the garden and access to the rear porch area with door to the rear.

Reception Room/ Bedroom

12' x 12' (3.66m x 3.66m)

A versatile space ideal as ground floor bedroom, office, playroom or sitting room depending on your family needs, with radiator and window to the rear

Shower Room

A modern shower room with walk in cubicle, wash hand basin, WC, tiled walls and flooring and window to the side

First Floor

Landing

Stairs from the ground floor window to the side and doors off to;

Bedroom One

20' 3" x 12' (6.17m x 3.66m)

A double bedroom with neutral decor, radiator, ample space for free standing furniture and dual aspect windows to front and rear allowing plenty of natural light

Bedroom Two

12' 3" x 8' (3.73m x 2.44m)

A second double bedroom with radiator and window to the rear

Bedroom Three/ Study

11' x 7' (3.35m x 2.13m)

A study area or occasional bedroom

Bathroom

A stylish and modern fully tiled bathroom with comprises; Bath with shower over and screen, pedestal wash hand basin, WC and window to the rear

Outside

To the front of the property is an attractive garden laid to lawn, elevated mature flower beds with stone walling and path leading to the front door, giving this property plenty of kerb appeal.

The property benefits from a driveway to the side which leads to the L-shaped garage/workshop providing ample off street parking and storage.

To the rear is a good size, enclosed garden mainly laid to lawn, paved patio area and fence borders, this is an ideal space which would suit a range of families.



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welcome to

The Rowans, Bramhope Leeds

- Three/Four Bed Semi-detached Home
- Driveway & Garage/Workshop
- Modern Fitted Kitchen
- Shower Room & Bathroom
- Great Location

Tenure: Freehold EPC Rating: D

offers in the region of

£395,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT106184 - 0011

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