





# welcome to

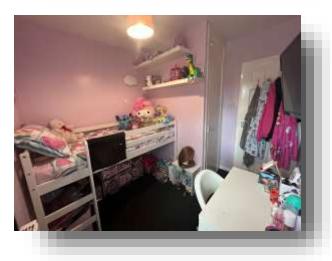
# **Ganners Way, Leeds**

William H Brown are pleased to present for sale this well presented, THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in BRAMLEY. Offering a DRIVEWAY to the front of the property for OFF-STREET parking and a GENEROUSLY SIZED ENCLOSED REAR GARDEN. FANTASTIC BRAMLEY LOCATION CLOSE TO TRANSPORT LINKS.













### **Ganners Way**

William H Brown are pleased to present for sale this well presented, THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in BRAMLEY. Offering a DRIVEWAY to the front of the property for OFF-STREET parking and a GENEROUSLY SIZED ENCLOSED REAR GARDEN.

#### **Entrance Porch**

Laminate flooring. Double glazed windows.

### Lounge

18' 4" x 10' 5" ( 5.59m x 3.17m )

One double-glazed window to the front of the property and french doors leading to the rear garden, the lounge offers part carpet and part vinyl flooring and offers an electric fireplace with feature fireplace. Two radiators.

#### **Kitchen**

13' 3" x 10' 6" ( 4.04m x 3.20m )

One double glazed window to the rear of the property and french doors leading onto the garden, the kitchen benefits from laminate flooring and comprises of worktop space, stainless steel sink, integrated microwave, plumbing for washing machine, storage cupboard and one radiator.

#### **Bedroom 1**

 $8' \ 8'' \times 10' \ 2'' \ (2.64 m \times 3.10 m)$  One double glazed window to the front elevation.

#### **Bedroom 2**

13' 3" x 6' 5" ( 4.04m x 1.96m )

One double glazed window to the rear elevation. One radiator.

### **Bedroom 3**

6' 1" x 7' 6" ( 1.85m x 2.29m )

One double glazed window to the front elevation. Two storage cupboards. One radiator.

## Bathroom

7' 7" x 5' 4" ( 2.31m x 1.63m )

Fully tiled walls and floors, the bathroom has two

double glazed windows, one to front and one to side. The bathroom comprises of a bath with overhead rainfall shower, wash basin with storage and wc. One towel radiator.

## **Loft Space**

Carpeted. One velux window.

#### **Outside Area**

Driveway to the front of the property for off-street parking. To the rear there is a generous sized tiered garden, patio area, flagged area, fully fenced and enclosed.

### **Agents Note**

This property is of Non-Standard Construction - Type: Levett Cartwright





## welcome to

# **Ganners Way, Leeds**

- Three Bedroom Semi Detached Family Home
- Loft Space with Ladder Access
- Modern Fitted Kitchen & Bathroom
- Front Entrance Porch
- Generously Sized Enclosed Rear Garden

Tenure: Freehold EPC Rating: E

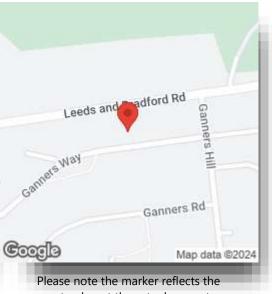
fixed price

£175,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY114459



Property Ref: PDY114459 - 0004 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 quidance 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.





0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk