



Ganners Way, Leeds LS13 2PQ

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.



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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" x 10' 2" (2.64m x 3.10m)

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



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



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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PDY114459](https://www.williamhbrown.co.uk/Property/PDY114459)



Property Ref:
PDY114459 - 0004

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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.



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