



Houghley Close, Leeds LS13 2DS

welcome to

Houghley Close, Leeds

Three bedroom semi detached family home with great kerb appeal located in a well regarded area in the heart of Bramley near Gotts Park Golf Course. Enclosed gardens to the front and rear. Ready to move into accommodation. Must be seen.



Houghley Close Lounge

23' 2" x 13' 7" (7.06m x 4.14m)

A fantastic sized living area flooded with light from the dual aspect double glazed windows with 2 central heating radiators and carpet.

Kitchen

9' 8" x 6' 8" (2.95m x 2.03m)

Sink, oven and hob, radiator and double glazed windows to the rear.

Landing

6' 5" x 5' 9" (1.96m x 1.75m)

Staircase rising to the first floor, double glazed windows to the side and access to the loft.

Bedroom 1

13' 8" x 9' 3" (4.17m x 2.82m)

Double glazed window to the front elevation, built in storage and central heating radiator.

Bedroom 2

10' 9" x 9' 9" (3.28m x 2.97m)

With built in storage and cupboard, carpet, central heating radiator and double glazed windows to the rear elevation.

Bedroom 3

9' x 5' 8" (2.74m x 1.73m)

With useful built in storage, carpet, central heating radiator and double glazed windows to the front elevation.

Bathroom

6' 1" x 5' 4" (1.85m x 1.63m)

Modern bathroom only 3 years old, bath, wash hand basin, low flush WC, vinyl flooring, central heating radiator and double glazed window to the rear elevation.

External

Enclosed garden to the front with lawn bordered by plants. To the rear is a private garden enclosed by fence and hedge and surrounded by greenery,

perfect to enjoy the summer months. Having a useful shed to the bottom of the garden.



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Houghley Close, Leeds

- Three Bedroom
- Semi Detached
- Front and Rear Gardens
- Patio Area
- Off Road Parking

Tenure: Freehold EPC Rating: D

offers over

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114448 - 0003

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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.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk