



Waterloo Lane, Bramley Leeds LS13 2JE

welcome to

Waterloo Lane, Bramley Leeds

Offered for sale with vacant possession and no chain is this spacious four bedroom extended semi detached home with garage and large private garden. Close to shops, gyms, GPs, nurseries and around a 10 minutes walk to Bramley Train Station with direct services to Leeds, Bradford and beyond.



Waterloo Lane

Semi detached property briefly comprising of entrance hall, garage, lounge, dining room, kitchen, shower room, four bedrooms, bathroom, loft room, gardens.

Entrance Hall

Front entrance door, central heating radiator and carpet.

Lounge

17' 3" x 11' 5" (5.26m x 3.48m)

A large living room with double glazed windows to the front elevation, central heating radiator, carpet.

Dining Room

9' 9" x 8' 9" (2.97m x 2.67m)

Carpet, central heating radiator, room for table and chairs.

Kitchen

9' 9" x 9' 8" (2.97m x 2.95m)

With wall hung, drawer and base units with worktop surfaces over, double glazed window to the rear, integral fridge, integrated oven, plumbing for washer, tiled walls and laminate flooring.

Shower Room

A useful shower room to the ground floor with walk in shower and WC, frosted window, central heating radiator and laminate floor.

Landing

Staircase with carpet rising to the first floor.

Bedroom 1

17' x 11' 5" (5.18m x 3.48m)

The master bedroom has built in wardrobes, central heating radiator, carpet and double glazed windows to the front elevation.

Bedroom 2

14' x 13' 8" (4.27m x 4.17m)

The second bedroom is also a good sized double with built in wardrobes, carpet, central heating

radiator and double glazed windows to the front elevation.

Bedroom 3

11' 3" x 10' (3.43m x 3.05m)

Another good sized room with carpet, central heating radiator and double glazed windows to the rear.

Bedroom 4

10' x 7' 6" (3.05m x 2.29m)

The fourth bedroom has also a useful built in wardrobe and cabin bed, carpet, central heating radiator and double glazed windows to the front.

Bathroom

Bath with electric shower, wash hand basin, low flush WC, tiled walls, central heating radiator, carpet tiled flooring and frosted double glazed window. Separate WC room adjoining with frosted window.

Loft

11' 7" x 11' (3.53m x 3.35m)

To the loft there is under eaves storage, built in wardrobes, velux window, carpet.

External

To the front of the property is a lawned area with path leading to an open porch area. Large multi car drive.

A large private south west facing rear garden with seating area is perfect for enjoying the summer months, socialising and children's play.

Garage

Single garage with up and over door and rear personnel door.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Waterloo Lane, Bramley Leeds

- Previously Extended Semi Detached Property
- Four Good Sized Bedrooms plus a Loft Space
- Located in the Heart of Bramley
- Vacant Possession No Onward Chain
- Large Private Flat Garden & Off Street Parking

Tenure: Freehold EPC Rating: D

£279,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114606 - 0004

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