



**Hill Court Avenue, Bramley Leeds LS13 2AR**



**welcome to**

**Hill Court Avenue, Bramley Leeds**

Located close to Bramley Fall Woods with its green spaces, park and canal walks, is this lovely two bedroom semi detached property that has been greatly improved by the current owner. Please telephone our Pudsey office in order to arrange your viewing and have the potential to offer.



## Hill Court Avenue

Semi detached property briefly comprising of Entrance Hall, Lounge, Kitchen, Two Bedrooms, Drive and Gardens.

### Lounge

14' 1" x 11' 7" ( 4.29m x 3.53m )

With carpet, radiator and double glazed window to the front elevation.

### Kitchen

15' x 6' 6" ( 4.57m x 1.98m )

With wall hung, drawer and base units, oven and hob, sink with drainer, plumbing for washer, central heating radiator, laminate flooring, side door and double glazed window to the rear.

### Landing

Staircase leading to the first floor, access to the insulated loft, carpet and double glazed window to the side.

### Bedroom One

15' x 8' ( 4.57m x 2.44m )

The master bedroom has carpet, radiator and two double glazed windows.

### Bedroom Two

9' 7" x 8' 9" ( 2.92m x 2.67m )

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

### Bathroom

5' 4" x 5' ( 1.63m x 1.52m )

With electric shower, low flush WC, wash hand basin, tiled floor and walls and frosted double glazed window to the rear.

### External

There is a driveway and paved area to the front garden



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## Hill Court Avenue, Bramley Leeds

- Two Bedroom Semi Detached Property
- Driveway & Gardens
- Renovated in 2022 & New Electrics
- No Onward Chain
- New Plumbing system fitted

Tenure: Freehold EPC Rating: D

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114718 - 0003

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