







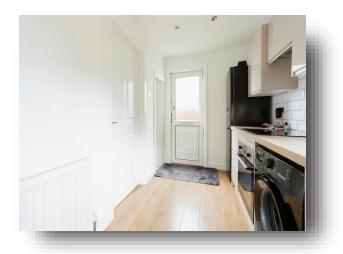


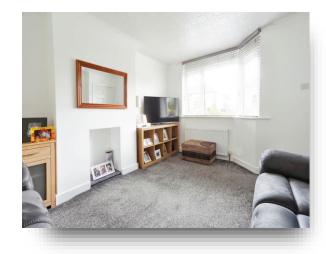
welcome to

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





welcome to

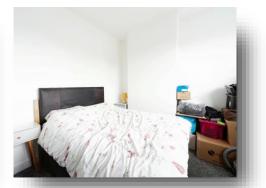
Hill Court Avenue, Bramley Leeds

- 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









view this property online williamhbrown.co.uk/Property/PDY114718



Property Ref: PDY114718 - 0003 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.



0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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.