



**Waterloo Lane, Bramley Leeds LS13 2JE**

**welcome to**

**Waterloo Lane, Bramley Leeds**

Light and spacious property greatly improved by the current owner including luxury kitchen with bi folding doors, spacious lounge, good sized bedroom and house bathroom.

Please contact our Pudsey office to arrange your internal inspection thank you.



## **Waterloo Lane**

Semi detached property briefly comprising of Entrance Hall, Lounge, Kitchen Diner, Four Bedrooms, Bathroom, Gardens, Drive, Annex

### **Entrance Hall**

Front entrance door leading to the entrance hall with a useful cloak cupboard.

### **Lounge**

17' 4" x 11' 7" ( 5.28m x 3.53m )

Spacious living area with carpet, double glazed bay window to the front elevation, feature wall, central heating radiator. Leading to the kitchen diner.

### **Kitchen Diner**

19' 3" x 10' ( 5.87m x 3.05m )

Well designed modern kitchen with laminate flooring, useful breakfast island with sink and drainer, room to seat, cupboards below. Breakfast bar to wall with room to seat and having tiled splashbacks. High gloss wall hung, drawer and base units, space for fridge freezer, spot lights and hanging lights, vertical radiator, space for cooker, bi folding doors onto the rear garden.

### **Landing**

Staircase leading to the first and second floor..

### **Bedroom One**

14' x 11' 7" ( 4.27m x 3.53m )

Good sized double bedroom with carpet, double glazed windows to the front elevation, fitted wardrobes, central heating radiator.

### **Bedroom Two**

12' x 10' 3" ( 3.66m x 3.12m )

The second bedroom is another good sized bedroom with carpet, double glazed window to the rear and central heating radiator.

### **Bedroom Three**

8' x 7' 2" ( 2.44m x 2.18m )

Double glazed window to the front elevation, carpet, fitted wardrobes and cupboard.

### **Bathroom**

7' 1" x 7' ( 2.16m x 2.13m )

Good sized bathroom having a bath with shower, vanity wash hand basin, frosted double glazed windows, tiled flooring and central heating radiator,

### **Bedroom Four**

14' 5" x 12' 9" ( 4.39m x 3.89m )

Good sized double to the second floor with laminate flooring, central heating radiator and double glazed window.

### **Annex / Sleeping Pad**

Having its own entrance with a lounge area, bath, WC and sink and electric heaters. A most useful addition to the property and having multiple uses.

### **External**

Large front garden with off road parking to the driveway. Patio and lawned area perfect for enjoying the summer months. Spacious Annex.



**view this property online** [williamhbrown.co.uk/Property/PDY114840](http://williamhbrown.co.uk/Property/PDY114840)



welcome to

## Waterloo Lane, Bramley Leeds

- Spacious Four Bedroom Semi Detached
- Fully Refurbished Property
- Annex
- Off Street Parking to Driveway
- Offered With No Chain

Tenure: Freehold EPC Rating: D

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PDY114840](https://www.williamhbrown.co.uk/Property/PDY114840)



Property Ref:  
PDY114840 - 0002

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 guidance 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.

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](mailto:Pudsey@williamhbrown.co.uk)



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)