



**Beecroft Close, Bramley Leeds LS13 3ET**

**welcome to**

**Beecroft Close, Bramley Leeds**

Located in the heart of Bramley close to schools, Bramley baths, and local facilities. Only a few minutes walk to the green space of Bramley Park and on to Bramley train station. A definite must see.



### **Beecroft Close Entrance Hall**

Front entrance door leading to hallway with central heating radiator, carpet and understairs storage.

### **Lounge**

12' 1" x 12' ( 3.68m x 3.66m )

With gas fire, carpet, central heating radiator and double glazed window to the front elevation.

### **Kitchen**

17' 7" x 8' 4" ( 5.36m x 2.54m )

Well designed with wall hung drawer and base units with worktop surfaces over, sink with drainer, cooker, dryer, fridge freezer, plumbing for washer, double glazed windows to the rear, door to the conservatory.

### **Porch**

7' 2" x 4' 7" ( 2.18m x 1.40m )

With surrounding double glazed windows and storage.

### **Landing**

Staircase rising to the first floor. Access to loft.

### **Loft**

Boarded.

### **Bedroom One**

11' 5" x 10' 6" ( 3.48m x 3.20m )

The master bedroom is a good sized double room with carpet, central heating radiator and double glazed window to the front elevation.

### **Bedroom Two**

11' 5" x 10' 4" ( 3.48m x 3.15m )

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

### **Bedroom Three**

7' 9" x 6' 8" ( 2.36m x 2.03m )

With double glazed window to the front elevation. Housing the Worcester boiler that is under 10 years

old

### **Bathroom**

6' 1" x 5' 8" ( 1.85m x 1.73m )

Bath with shower, wash hand basin, low flush WC, frosted double glazed window, laminate flooring.

### **External**

The garden are lawned and paved with a shed and useful outside tap. Perfect for enjoying the summer months.

### **Additional Undeveloped Plot**

Attached picture of the garage plot, approx 39ft long by 8ft wide



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## Beecroft Close, Bramley Leeds

- Three Bedroom Mid Terrace
- Well Tended Gardens
- Vacant Possession No Chain
- Would suit A Range of Buyers
- Additional Piece of Land that a garage could be Built

Tenure: Freehold EPC Rating: C

offers over

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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