



Poplar Way, Bramley LEEDS LS13 4SU

welcome to

Poplar Way, Bramley LEEDS

William H Brown are pleased to offer for sale this well presented three bedroom end terrace property situated in a popular and convenient location with good access to local amenities and commuter links. The property provides ample living accommodation - an early viewing is a must!!



Summary

Offered for sale is this three bedroom beautifully presented END TERRACE residence situated within a sought after location with access to local amenities and commuter links. The property provides ample living accommodation and briefly comprises of entrance hall, lounge diner, kitchen, three bedrooms and a bathroom with a white three piece suite. There is a private and enclosed rear garden. We strongly recommend an internal inspection to avoid missing out on this fantastic opportunity!

Entrance Hall

Front entrance door leading to the entrance hall.

Lounge Diner

23' x 10' 5" (7.01m x 3.17m)

A fantastic sized family room flooded with light from the dual aspect double glazed windows, laminate flooring and central heating radiator.

Kitchen

12' 8" x 12' 3" (3.86m x 3.73m)

Well designed kitchen with wall hung, drawer and base units with worktop surfaces over, new integrated oven and hob, plumbing for washer, built in storage, sink with drainer and Vinyl flooring.

Landing

Staircase leading to the first floor with carpet, built in storage, wall hung boiler only 4 year old, access to the half boarded loft.

Loft

Part boarded loft.

Bedroom One

10' 7" x 10' 8" (3.23m x 3.25m)

Good sized double bedroom with built in storage, carpet, central heating radiator and double glazed windows to the front elevation.

Bedroom Two

11' 1" x 12' 3" (3.38m x 3.73m)

Great sized room with laminate flooring, central

heating radiator and double glazed windows to the rear elevation.

Bedroom Three

10' 7" x 6' 2" (3.23m x 1.88m)

With useful built in storage, carpet, central heating radiator and double glazed window to the front elevation.

Bathroom

8' x 7' (2.44m x 2.13m)

The modern style bathroom is only three years old. Low flush WC, wash hand basin, bath with shower over, laminate flooring and frosted double glazed windows to the rear.

Outside

The decking has been replaced to the rear this year that catches the morning sun. Enclosed private garden with a useful shed.

To the front, steps lead to the gated, lawned and paved areas.



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Poplar Way, Bramley LEEDS

- End Terrace Residence
- Three Bedrooms
- Lounge Diner & Kitchen
- White Three Piece Suite
- Private & Enclosed Garden

Tenure: Freehold EPC Rating: E

offers in the region of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114960 - 0006

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