









# 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.





### welcome to

# **Poplar Way, Bramley LEEDS**

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

Tenure: Freehold EPC Rating: E

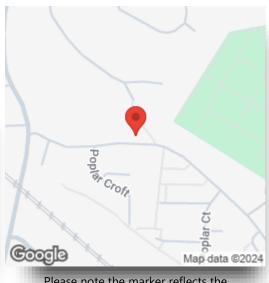
offers in the region of

£160,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/PDY114960



Property Ref: PDY114960 - 0006 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.





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.