









## welcome to

# **Randolph Street, Bramley Leeds**

Two bedroom end terrace property greatly improved by the current owner. Nearest schools being Stanningley Primary, Bramley St Peters & Leeds West Academy. Nearest parks being Stanningley and Btramley Park and Rodley Nature Reserve.

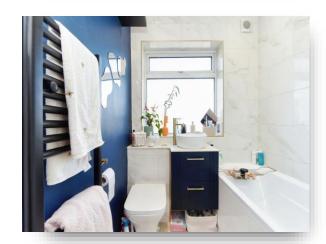












**Randolph Street** 

Newly refurbished throughout TWO BEDROOM END TERRACE property in Bramley, Leeds. With new front and back door, new double glazed windows with 10 year warranty, newly rewired, nice private garden. Good sized lounge, kitchen, half boarded loft, two bedrooms and bathroom. Private garden with decking to the rear.

Located in the heart of Bramley close to schools, and Bramley train station with good transport links from Stanningley Road to Leeds, Bradford and beyond. The Belgrave Retail park is but a few minutes drive away, as is Bramley Shopping Centre and the green space of Stanningley Park.

### Lounge

13' 9" x 13' 2" ( 4.19m x 4.01m )

Gas fire, large double window to the front, laminate flooring, central heating radiator.

#### Kitchen

13' 4" x 8' 7" ( 4.06m x 2.62m )

Well designed kitchen newly fitted with wall hung, drawer and base units with complimentary worktop surfaces over, sink with drainer, washing machine, fridge & freezer. Useful storage cupboard, central heating radiator, window to the rear that is not over looked.

## Landing

Staircase rising to the first floor. Access to the part boarded loft.

### **Bedroom One**

13' 8" x 10' 9" ( 4.17m x 3.28m )

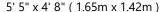
Large bay window to the front, made to measure blinds, central heating radiator, plenty of storage space, laminate flooring.

### **Bedroom Two**

11' 8" x 8' (3.56m x 2.44m)

Windows to the rear elevation, wall hung boiler in cupboard.

### **Bathroom**



Luxury bathroom with free standing sink, waterfall shower, low flush WC, sliding door, heated towel rail, tiled floor, spot lights to ceiling and frosted window to the rear.

#### Garden

Private garden with decking area.





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# **Randolph Street, Bramley Leeds**

- \*\*GUIDE PRICE £190,000 £200,000 \*\*
- **Newly Refurbished Throughout**
- New Front & Back Door
- New Windows 10 Year Warranty
- **Newly Rewired**

Tenure: Freehold EPC Rating: D

quide price

£190,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/PDY114987



Property Ref: PDY114987 - 0004 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

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