



**Randolph Street, Bramley Leeds LS13 3HT**

**welcome to**

**Randolph Street, Bramley Leeds**

**\*\*GUIDE PRICE £180,000 - £190,000 \*\* NO CHAIN SALE**

A BEAUTIFULLY PRESENTED end terraced residence, boasting good sized living accommodation with the added bonus of an ENCLOSED GARDEN. Situated within a popular residential location, this is a must see!



## 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

5' 5" x 4' 8" ( 1.65m x 1.42m )

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 £180,000 - £190,000 \*\*
- Newly Refurbished Throughout
- New Front & Back Door
- New Windows 10 Year Warranty
- Newly Rewired

Tenure: Freehold EPC Rating: D

guide price

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY114987 - 0006

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