



Henconner Lane, Bramley Leeds LS13 4JU

welcome to

Henconner Lane, Bramley Leeds

Three bedroom semi detached property greatly improved by the current owner to include rewiring, plastering, boiler and kitchen. Local schools include Greenhill Primary, Dixons and Farnley. Nearest green spaces include Reservoir, Bramley Park & Farnley Park.



Henconner Lane

William H Brown are pleased to present for sale this THREE BEDROOM, SEMI-DETACHED FAMILY PROPERTY SITUATED IN BRAMLEY.

The THREE BEDROOM property benefits from a MODERN, FITTED KITCHEN and BATHROOM and offers GARDENS to the FRONT and PRIVATE ENCLOSED to the BACK.

The property is situated in a FANTASTIC BRAMLEY LOCATION and is CLOSE TO TRANSPORT and COMMUTER LINKS, SCHOOLS AND AMENITIES.

Comprising of Entrance hall, Lounge Diner, Kitchen, Three Bedrooms, Bathroom and good sized Gardens.

CALL TO ARRANGE YOUR VIEWING.

Entrance Hall

Front entrance door to the entrance hall.

Lounge Diner

20' 11" x 10' 9" (6.38m x 3.28m)

A light and airy spacious living room with carpet, electric fire, central heating radiator, dual aspect windows flooding the room with light and French doors to the rear garden.

Kitchen

12' 4" x 7' 4" (3.76m x 2.24m)

Well designed kitchen with wall hung, drawer and base units and complimentary worktop surfaces over, plumbing for washer, sink with drainer, integrated oven and hob, fridge freezer, four year old Ideal boiler,

Landing

Staircase rising to the first floor.

Bedroom One

12' 6" x 10' (3.81m x 3.05m)

With built in storage, carpet, central heating radiator and double glazed windows to the rear elevation.

Bedroom Two

12' 6" x 10' (3.81m x 3.05m)

The second bedroom is another double room with carpet, double glazed window to the front elevation and central heating radiator.

Bedroom Three

8' 6" x 7' (2.59m x 2.13m)

With carpet, central heating radiator and double glazed windows to the front elevation.

Loft

Lift to the second bedroom boarded and having a drop down ladder.

Bathroom

5' 8" x 7' (1.73m x 2.13m)

With carpet, central heating radiator and double glazed windows to the front elevation.

External

The front is laid to lawn and the private rear garden is a great size and not overlooked.



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Henconner Lane, Bramley Leeds

- Three Bedroom
- Well Designed Kitchen
- Improved By The Current Owner
- Great Transport Links
- Private Enclosed Garden

Tenure: Freehold EPC Rating: D

offers in the region of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115041 - 0002

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.

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.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk