



**Langley Road, Bramley Leeds LS13 1AX**

**welcome to**

**Langley Road, Bramley Leeds**

TWO BEDROOM SPACIOUS SEMI DETACHED home with FRENCH DOORS leading to THREE PATIO AREAS in BRAMLEY, Leeds 13.



## Langely Road

William H Brown are pleased to offer to market this well maintained TWO BEDROOM SPACIOUS SEMI DETACHED home with FRENCH DOORS leading to THREE PATIO AREAS. FANTASTIC SUN TRAP of a garden that has been tended with love. OFF ROAD PARKING.

Close to local SCHOOLS, ACADEMY, DOCTORS SURGERY, SHOPS, GREAT BUS LINKS and within easy reach and access to RING ROAD and MOTORWAYS but close to the green spaces and walks of BRAMLEY FALL WOODS, RODLEY PARK.

Briefly comprising of Entrance Hall, Living Room, Kitchen, Two Double Bedrooms, Bathroom and off street parking, outbuilding to the extremely well presented Gardens.

### Hall

Front entrance door leading to the entrance hall.

### Kitchen

9' 6" x 8' 1" ( 2.90m x 2.46m )

Fitted kitchen with wall hung, drawer and base units with complimentary worktop units over, stainless steel sink, gas hob and electric oven, plumbed for automatic washer, wall mounted boiler in cupboard, lino flooring and central heating radiator.

### Lounge

19' 1" x 10' 3" ( 5.82m x 3.12m )

An extremely generous sized family room that is bright and airy benefiting from double glazed windows to the front elevation and French doors to the rear garden.

### Landing

Stairs leading to the first floor. Useful loft space.

### Bedroom One

15' 1" x 9' 6" ( 4.60m x 2.90m )

Double bedroom with wood flooring, double glazed window to the rear elevation and central heating radiator.

### Bedroom Two

19' 3" x 9' 8" ( 5.87m x 2.95m )

An extremely generous sized bedroom, carpet, double glazed window to the front elevation and central heating radiator.

### Bathroom

6' 9" x 5' 8" ( 2.06m x 1.73m )

Modern bathroom suite comprising of WC, bath, wash hand basin, lino flooring, frosted double glazed window to the rear elevation and central heating radiator.

### Outside Area

Externally the property is a sun trap of a garden tended with love with three patio areas. Off street parking. The outbuilding is great for storage and has electricity which the current owner has the tumble dryer in.

### Agents Note

The property is of non standard construction REPAIRED AIREY so therefore seek guidance which we can assist with.  
We have a copy of the letter from Leeds City Council CONFIRMATION OF FINAL COMPLETION.



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welcome to

## Langley Road, Bramley Leeds

- Two Good Size Bedrooms
- Semi Detached Property
- Decking
- Outbuilding
- Gardens

Tenure: Freehold EPC Rating: C

offers in the region of

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY115084 - 0003

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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.



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