









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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Langley Road, Bramley Leeds

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

Tenure: Freehold EPC Rating: C

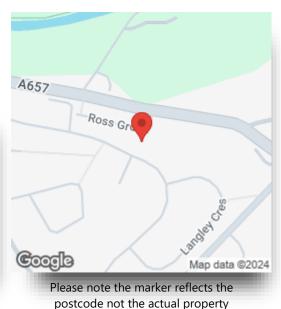
offers in the region of

£180,000









view this property online williamhbrown.co.uk/Property/PDY115084



Property Ref: PDY115084 - 0003 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.





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