



Wood Lane, Bramley Leeds LS13 2NS

welcome to

Wood Lane, Bramley Leeds

A very well presented three bedroom semi detached property ready to move into. This lovely home is sure to appeal to a range of buyers so please contact our Pudsey office to arrange a viewing in order not to miss out.



Wood Lane

1970s modern semi detached property in the heart of Bramley, Leeds. With off street parking to the driveway and integrated garage. Lawned to the front. The well designed kitchen is around 5 years old with integrated appliances, the loft is recently boarded with light and pull down ladder.

Local schools are Whitecote Primary School and Hollybush.

With great transport links by bus and car, yet being near the green spaces of Bramley fall woods with its park and walks along the canal and Bramley Park that is near Bramley Shopping Centre with its array of shops and bus station. Bramley Train Station is a short walk across Bramley park. Kirkstall bridge shopping centre is a few minutes drive away.

Entrance Porch

Small porch with separate door through to the lounge.

Lounge

11' 4" x 16' 2" (3.45m x 4.93m)

A great sized living room with central heating radiator and double glazed windows to the front elevation.

Dining Room

11' 3" x 8' 3" (3.43m x 2.51m)

With sliding doors to the rear, central heating radiator.

Kitchen

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

Well designed kitchen with wall hung, drawer and base units with lights underneath, integrated appliances, fridge freezer, washer, dishwasher, double oven with extractor fan, microwave.

Landing

14' 2" x 5' 5" (4.32m x 1.65m)

Staircase rising to the first floor.

Bedroom One

11' 7" x 10' 6" (3.53m x 3.20m)

A large double room with central heating radiator and double glazed window to the front elevation.

Bedroom Two

9' 3" x 8' 5" (2.82m x 2.57m)

With central heating radiator and double glazed window.

Bedroom Three

9' 9" x 8' 3" (2.97m x 2.51m)

Double room with double glazed window to the rear elevation and central heating radiator.

Bathroom

8' 7" x 5' 7" (2.62m x 1.70m)

With shower, low flush WC, central heating radiator, large frosted window.

Toilet

Separate WC.

Garage

Separate garage. A large space. Housing the fuse box, and meters.

External

Off road parking to the multi car drive, laid to lawn at the front with a side gate to the rear.

Large rear garden with a patio, lawn and double gated.



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Wood Lane, Bramley Leeds

- Three Bedroom Semi Detached
- Off Street Parking - Garage
- Full Height Loft with Pull Down Ladder Boarded
- Gardens Front And Rear
- Well Regarded Location

Tenure: Freehold EPC Rating: D

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115071 - 0004

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