



**Hillcourt Croft, Bramley Leeds LS13 2AQ**

**welcome to**

**Hillcourt Croft, Bramley Leeds**

Offered with no chain is this charming two bedroom modern semi detached near Bramley Fall Woods with off road parking to the driveway. Spacious property in the heart of Bramley with good transport links to Leeds, Bradford and beyond.



## Property Information

Offered for sale is this modern two bedroom semi detached residence situated in a popular and convenient residential location in the heart of Bramley with access to local amenities and comprehensive commuter links. Located close to Bramley Fall Woods with its park and canal and river Aire walks, Kirkstall Bridge shopping centre and Bramley shopping centre are only a few minutes drive, as are gyms, eateries and schools including Leeds West Academy.

Briefly comprising: entrance hall, lounge, kitchen, two bedrooms, three piece suite to bathroom, private and enclosed garden and off road parking to the driveway.

### Entrance Porch

Upvc door leading to the useful entrance porch.

### Lounge

14' x 11' 1" ( 4.27m x 3.38m )

Good sized living room with carpet, electric fire, central heating radiator and double glazed windows to the front elevation.

### Kitchen

11' 11" x 10' 1" ( 3.63m x 3.07m )

Well designed kitchen with wall hung, drawer and base units providing plenty of storage, complimentary worktop surfaces over, sink with drainer, Lamona oven/grill, integrated fridge freezer, dishwasher, washing machine/tumbler.

### Landing

Staircase rising to the first floor. Carpet, double glazed window to the side. Access to the loft.

### Loft

The loft is fully insulated and part boarded.

### Bedroom One

10' 10" x 9' ( 3.30m x 2.74m )

Double room with built in wardrobes, carpet, central heating radiator and double glazed windows to the

front elevation.

### Bedroom Two

10' 1" x 7' 1" ( 3.07m x 2.16m )

The second bedroom is another good sized with built in storage, carpet, central heating radiator and double glazed windows to the rear elevation.

### Bathroom

7' 1" x 4' 1" ( 2.16m x 1.24m )

Bath with electric shower, low flush WC, wash basin, tiled walls, modern flooring, central heating radiator and frosted double glazed window to the rear elevation.

### External

With off road parking to the driveway.

The garden is paved and pebbles and bordered by shrubs.

Useful shed.



**view this property online** [williamhbrown.co.uk/Property/PDY114967](http://williamhbrown.co.uk/Property/PDY114967)



welcome to

## Hillcourt Croft, Bramley Leeds

- Two Bedroom Modern Semi Detached House
- Offered With Vacant Possession
- Fitted Kitchen
- Off Road Parking to Driveway
- Low Maintenance Garden

Tenure: Freehold EPC Rating: C

offers in the region of

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/PDY114967](http://williambrown.co.uk/Property/PDY114967)



Property Ref:  
PDY114967 - 0004

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@williambrown.co.uk](mailto:Pudsey@williambrown.co.uk)



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



[williambrown.co.uk](http://williambrown.co.uk)