



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



**welcome to**

**Hillcourt Croft, Bramley Leeds**

LOVELY PROPERTY AND MUST BE VIEWED TO APPRECIATE 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.



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## **Hillcourt Croft, Bramley Leeds**

- Two Bedroom Modern Semi Detached House
- Offered With Vacant Possession
- NO CHAIN
- Off Road Parking to Driveway
- Low Maintenance Garden

Tenure: Freehold EPC Rating: C

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114967 - 0007

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**william h brown**



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**