



**Valley Road, Leeds LS13 1EU**



**welcome to**

## **Valley Road, Leeds**

GUIDE PRICE £250,000 - £260,000

A lovely three bedroom semi detached residence, which is situated within this HIGHLY SOUGHT AFTER LOCATION and boasts WELL PRESENTED accommodation throughout. With modern DINING KITCHEN and lovely ENCLOSED GARDEN this is a must see!



## Property Information

A fantastic opportunity to purchase this three bedroom semi detached family home, providing well presented living space, in this popular and convenient location of Bramley/Rodley border. Having easy access to a wide range of local amenities, and comprehensive transport links into Leeds City Centre. The ready to move into accommodation briefly comprises; entrance hall, lounge, dining kitchen, three bedrooms, and house bathroom. There is a garden to the rear, with mature shrubs and a patio area. Off street parking available. Early internal viewing is highly recommended to fully appreciate the quality of accommodation on offer. Nearest schools include Whitecote Primary. Nearest park includes Bramley Fall Woods.

### Entrance Porch

Having door to side elevation, understairs cupboard, stairs to first floor, tiled flooring and radiator.

### Lounge

13' 1" max x 12' 3" max ( 3.99m max x 3.73m max )  
The lounge has a bay window to the front of the property, a gas fireplace and radiator.

### Kitchen Diner

13' 2" max x 10' 9" max ( 4.01m max x 3.28m max )  
Shaker style fitted kitchen with a range of wall and base units and complementary work surfaces, one and a half bowl sink and drainer, tiling, electric oven and induction hob, chimney hood, plumbing for automatic washing machine, integral freezer, central heating Ideal boiler, gas fire, to the dining area is space for a table and chairs, door to rear and windows to both the rear and side elevations.

### Landing

Staircase rising to the first floor.

### Loft

Boarded and plastered loft with ladder access, potential to convert (subject to planning).

### Bedroom 1

13' 1" max x 12' 10" max ( 3.99m max x 3.91m max )  
Double bedroom with bay window, carpet, central heating and radiator.

### Bedroom 2

8' 5" max x 7' 11" max ( 2.57m max x 2.41m max )  
Double bedroom with window and central heating radiator.

### Bedroom 3

7' 11" max x 7' 3" max ( 2.41m max x 2.21m max )  
Single bedroom with window to side of the property and laminated flooring.

### Bathroom

Modern bathroom with shower over bath, heated towel rail, vanity sink unit, WC part-tiled walls and frosted glazed window.

### External

There is a garden to the rear of the property; which has a patio area and mature shrubs, the garden fence adds privacy.  
There is a driveway providing off street parking.



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## Valley Road, Leeds

- GUIDE PRICE £250,000 - £260,000
- Three Bedroom Semi Detached
- Well Presented Accommodation
- Lounge & Dining Kitchen
- Lovely Enclosed Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY115131 - 0006

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