









welcome to

Mclaren Fields, Bramley Leeds

A stylish three-bedroom semi-detached home in McLaren Fields, Bramley, featuring a modern kitchen and bathroom, a private rear garden, and a driveway for off-street parking.













Property Information

Situated in the sought-after McLaren Fields area of Bramley, this well-presented semi-detached home offers three spacious bedrooms, a modern kitchen and bathroom, and a private rear garden ideal for outdoor relaxation. The property also benefits from a driveway providing convenient off-street parking, making it an excellent choice for first-time buyers or small families looking for a stylish and comfortable home in a popular location.

Lounge

13' 2" max x 11' 2" max (4.01m max x 3.40m max) The lounge features a carpeted floor, a double glazed window to the front, a radiator, and double doors leading to the dining room.

Kitchen

9' max x 7' 2" max (2.74m max x 2.18m max) The kitchen is fitted with laminate flooring, a double glazed window to the front, a gas hob with extractor fan, a stainless steel sink and drainer, wall and base units with worktop over, and an integrated oven.

Landing

The landing includes a boiler cupboard, a double glazed window to the side, and access to the loft.

Bedroom One

12' 3" max x 8' 9" max (3.73m max x 2.67m max) Bedroom One is a spacious double room featuring fitted wardrobes, spotlights, a radiator, and a carpeted floor.

Bedroom Two

9' 9" max x 6' 7" max (2.97m max x 2.01m max) Bedroom Two includes a carpeted floor, a double glazed window to the front, and a radiator.

Bedroom Three

8' 5" max x 7' 2" max (2.57m max x 2.18m max) Bedroom Three includes a built-in cupboard, a radiator, carpeted flooring, and a double glazed window to the front.

Bathroom

6' 8" max x 6' 3" max (2.03m max x 1.91m max) The bathroom includes a frosted double glazed window to the rear, spotlights, an extractor fan, a heated towel rail, lino flooring, tiled walls and a bath with shower over.

Rear Garden

The rear garden is gated and fenced to the rear, featuring decking, a rear patio leading to the shed, and an outdoor plug socket.

Parking

The property benefits from a driveway providing offstreet parking.





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Mclaren Fields, Bramley Leeds

- 3 bedrooms
- Rear garden
- Modern bathroom
- Modern kitchen
- Driveway

Tenure: Freehold EPC Rating: C Council Tax Band: C

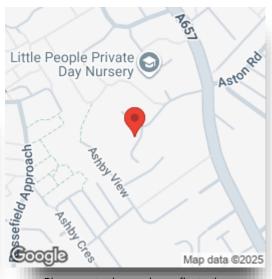
guide price

£230,000









Please note the marker reflects the postcode not the actual property

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Property Ref: PDY116187 - 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.





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