



Mclaren Fields, Bramley, Leeds, LS13 3SN

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 off-street parking.



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welcome to

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

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