



**Highfield Road, Bramley Leeds LS13 2BX**



**welcome to**

**Highfield Road, Bramley Leeds**

A deceptively spacious semi detached residence, which is offered for sale and provides generous sized and ready to move into accommodation. It is situated within a popular residential location with excellent access to the Ring Road network and Leeds and Bradford city centres.



## Property Information

THREE BEDROOM well proportioned 1930s semi detached property in the heart of Bramley. Briefly comprising of Entrance Hall, Lounge, Dining Room, Fitted Kitchen and Utility room, Two Double and One Single Bedroom to the first floor, Insulated Loft, Bathroom, Garden with Patio to outside and Shared Drive and Garage.

Nearest schools include Raynville and Leeds West Academy and nearest parks being Bramley Park and Bramley Fall Woods. The property is also located in between Bramley Shopping Centre and Kirkstall Bridge meaning it has ample local facilities as well as being on good bus routes.

### Entrance Hall

Front entrance door leading to the welcoming entrance hall with understairs storage and tiled floor.

### Lounge

17' 8" x 11' 1" ( 5.38m x 3.38m )

Great sized living room with double glazed windows to the front elevation, gas fire and central heating radiator.

### Dining Room

14' 6" x 11' ( 4.42m x 3.35m )

With French door to the garden, wood floor, central heating radiator, room for table and chairs.

### Kitchen

6' 3" x 8' 2" ( 1.91m x 2.49m )

With oven and sink with drainer, two windows to the rear.

### Utility Room

With space for washer / dryer.

### Landing

Staircase leading to the first floor. Access to the insulated loft.

### Bedroom One

14' 3" x 10' 9" ( 4.34m x 3.28m )

Good sized double room with double glazed window

to the front elevation and central heating radiator.

### Bedroom Two

11' 7" x 9' 5" ( 3.53m x 2.87m )

Another good sized double with double glazed window to the rear, carpet and central heating radiator.

### Bedroom Three

14' 6" x 6' 7" ( 4.42m x 2.01m )

Wall hung boiler to cupboard fitted February 2024, double glazed window to the front elevation and central heating radiator.

### Bathroom

8' 2" x 8' ( 2.49m x 2.44m )

Modern bathroom only 5 year old. With bath, walk in shower, low flush WC, heated towel rail, lino to floor and frosted window to the rear.

### External

The front garden is mainly laid to lawn and bordered by shrubs.

Parking to the side. Shared driveway and parking to the side.

Patio area perfect for enjoying the summer months.

### Gazebo

Sun roof / glass gazebo.

### Garage



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## Highfield Road, Bramley Leeds

- Three Bedroom Semi Detached
- Shared Drive & Garage
- South Facing Back Garden
- Fitted Kitchen 5 Year Old
- New Windows & Boiler 2024

Tenure: Freehold EPC Rating: D

offers in the region of

**£245,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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