







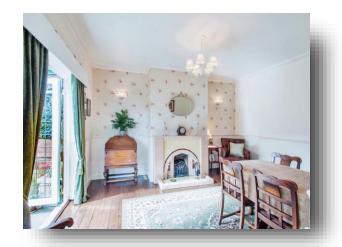


## welcome to

# **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





### welcome to

# **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

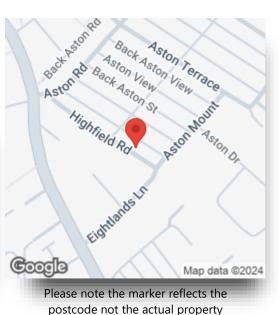
offers in the region of

£245,000









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Property Ref: PDY115080 - 0003 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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