



 **3**
Bedrooms

 **1**
Bathroom



Tudor Sales and Lettings are proud to present for sale this 3 Bedroom Semi Detached house for sale in the popular area of Bramley, Leeds.

This property has been beautifully re-furbished throughout and is offered for sale with no onward chain.

The property comprises of in brief, Hallway, living room, kitchen to the ground floor and three bedrooms and a bathroom to the first floor.

Situated in Bramley the property boasts good access to local amenities, schools and easy commuting to Leeds city centre.

Fully modernised with no onward chain this property is sure to be popular so dont delay, book a viewing today!

Living Room 26' 4" x 7' 7" (8.03m x 2.31m)

Large, dual aspect living room with coving to ceiling, centrally heated radiator and double glazed windows. Dining area off kitchen if required

Kitchen 10' 1" x 7' 1" (3.07m x 2.16m)

Modern fitted kitchen with a range of wall and base units and integrated appliances consisting of Oven with gas hob and extractor fan over, sink with mixer tap, tiled splashback to worksurface area, space for washing machine. Double glazed window and door to rear.

Bedroom 1 14' 7" x 8' 6" (4.45m x 2.59m)

Double bedroom with double glazed window and centrally heated radiator

Bedroom 2 11' 6" x 8' 6" (3.51m x 2.59m)

Double bedroom with double glazed window and centrally heated radiator

Bedroom 3 9' 4" x 6' 2" (2.84m x 1.88m)

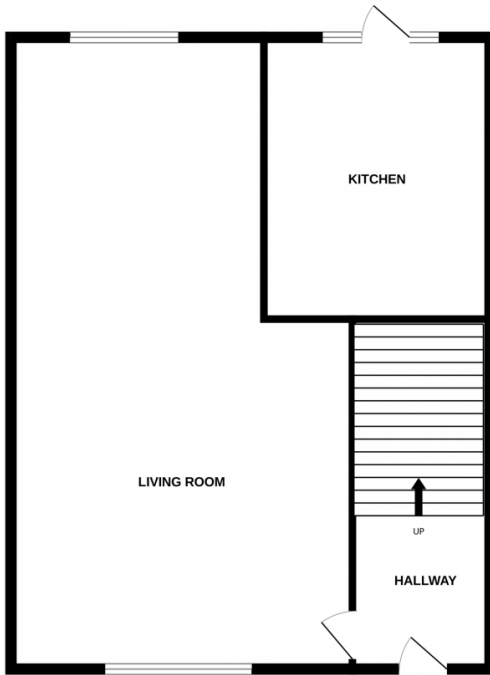
Single bedroom with double glazed window and centrally heated radiator

Bathroom 7' 0" x 6' 1" (2.13m x 1.85m)

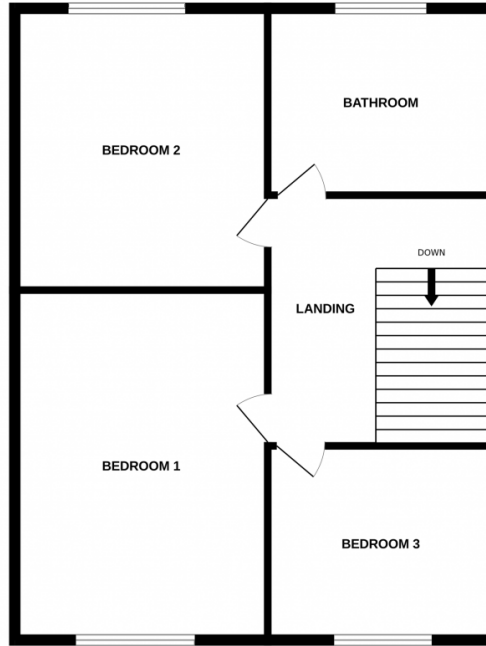
Modern bathroom with white three piece suite comprising of bath with shower screen and shower over, low flush WC and hand basin with storage units under. Tiling to bath area. Double glazed window with privacy glass and centrally heated towel rail

Offers in excess of £180,000
Broad Lane Close, Bramley

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 71 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

Address: 42 Broad Lane Close, LS13

