

Estate &  
Letting Agents

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Valley Rise  
Bramley  
Leeds  
LS13 1HA  
Offers in the Region of £255,000



**0113 246 4860**

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com  
www.dwell-leeds.com

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## Property Details & Area Map

- Stunning 2 bed home with many added luxury's
- Generous sized private garden
- Modern and stylish kitchen
- Private driveway
- Newly refurbished bathroom with a fitted TV
- Partially boarded Loft
- Luxury of a summer house with running water, heating and a WC
- Welcoming Neighborhood

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### Property

Nestled in the heart of the friendly LS13 neighbourhood lies this captivating 2-bedroom, 1-bathroom property. Situated in a friendly neighbourhood where warmth and community spirit are incomparable to most, this property promises not just a house but a place where you'll instantly feel at home.

Welcoming neighbours and a sense of belonging make this address more than just a house - it's a home where memories are made. Don't miss the opportunity to make this charming LS13 residence your own.

Contact us today to schedule a viewing to make this property your new home.



# Gallery



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Step into a tastefully designed open plan kitchen diner complete with modern appliances seamlessly integrated into the cabinetry, making every cooking experience a joy.

Upstairs is complete with 2 Double Bedrooms providing ample space for relaxation, The main bedroom is complete with a fitted sliding wardrobe which uses the space above the stairs perfectly.

Indulge in the luxury of a newly fitted bathroom, where relaxation meets innovation. unwind after a long day while enjoying your favourite shows on the TV fitted into the shower wall. Enjoy a spa-like experience in the comfort of your own home.

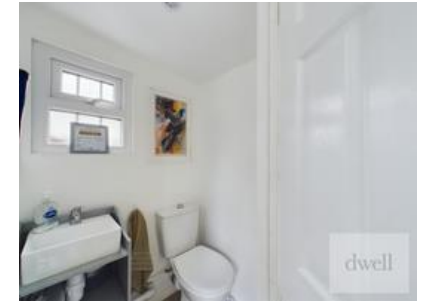
The property features a long driveway providing ample parking space for your convenience

Outside you can enjoy the serenity of a beautiful garden, the perfect space for outdoor relaxation and entertaining. The recently added summer house adds an extra touch of luxury, complete with its own toilet and sink. This space provides opportunity for various functions such as a space for guests to stay, space if you are working from home or maybe you're running your own business and want a peaceful space outside of the home to work in. Whether it's a cosy evening or a weekend barbecue, your garden is ready for every occasion.

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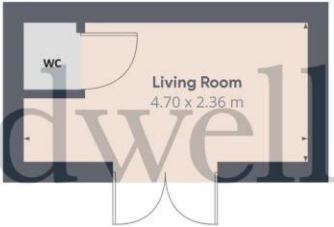
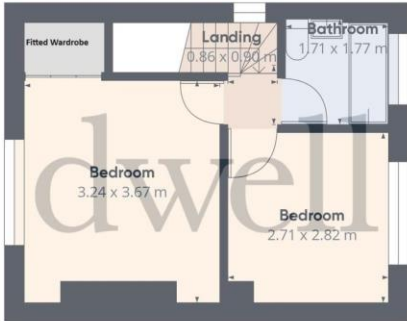
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# Floor Plan -

## Floor Plans & Area Map



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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.

Energy Performance Rating

C