

Estate &
Letting Agents

dwell

Hill Court Drive
Bramley, Leeds
LS13 2AN
£210,000



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

- Charming 2/3 Bedroom Semi-Detached House
- Quiet Residential Location
- Beautiful Views to the Rear
- Easy Reach of Leeds City Centre
- Private Front and Rear Gardens
- Excellent Transport Links
- Scope for Further Development
- Ample On Street Parking
- Secure Cellar with External Access
- Boiler Installed 2018 and Double Glazing Replaced 2020

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Property Description

Situated in one of Bramley's most sought-after residential locations, this charming 2/3-bedroom semi-detached house enjoys FABULOUS VIEWS and benefits from a private SOUTH FACING rear garden, plus a pretty front courtyard garden and a secure under-house storage area.

INTERIOR

Ground Floor

The property can be accessed either through a sheltered front door or through a side entrance door directly onto the kitchen. The kitchen is well proportioned and includes a selection of wood laminate wall and base units incorporating a stand-alone oven with gas hob and fitted overhead extractor, a stainless-steel sink drainer plus space and plumbing for a fridge/freezer and washing machine. There is ample room for a modest dining table to one end, plus an integral storage cupboard to the other. From the kitchen can be accessed a spacious, fully carpeted living room which currently includes a gas fire with original brick surround. The living room enjoys views out to the private front garden and leads to the front entrance vestibule where stairs rise to the first-floor landing.

First Floor

The landing space leads to the property's two bedrooms, adjoining dressing room and family bathroom. Bedroom 1 overlooks the frontal aspect and benefits from fitted wardrobes to one side. There is an adjoining room which is currently set up as a dressing room but would also be an excellent nursery or office if required. With some reconfiguration, it is possible that this could be made into a standalone Bedroom 3 (subject to relevant permissions). Bedroom 2 boasts spectacular views to the rear and is a comfortable double, although currently used as an office/occasional guest room. The fully tiled bathroom comprises a bath with overhead shower, WC, pedestal wash hand basin and heated towel radiator. A frosted glass window allows for natural light.

The property benefits from recently replaced double glazing throughout (installed in 2020) and a new side entrance door (installed 2022).

EXTERIOR

The south facing rear garden has been beautifully maintained and includes a raised lawn area bordered by a brick paved patio – idea for outdoor entertaining. There is a timber storage shed, plus access to a secure storage area/basement, also housing the property's boiler (installed 2018).

Gallery

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Area Description and Map

Area Description

The property is situated in a highly regarded residential area of Bramley, well located for commuting access to Bramley town centre, the Owlcotes Centre, Leeds and Bradford and the Aire Valley, with its selection of walks and nature trails.

The area of Bramley centres on Bramley Town Street and the Bramley Shopping Centre that offer various facilities and amenities. Bramley is also well placed for the commuter with easy access from most areas of the postcode to the Leeds Outer Ring Road and Leeds City Centre. There are a number of local bus services whilst nearby Bramley Railway Station directly links to Leeds and Bradford City Centres.



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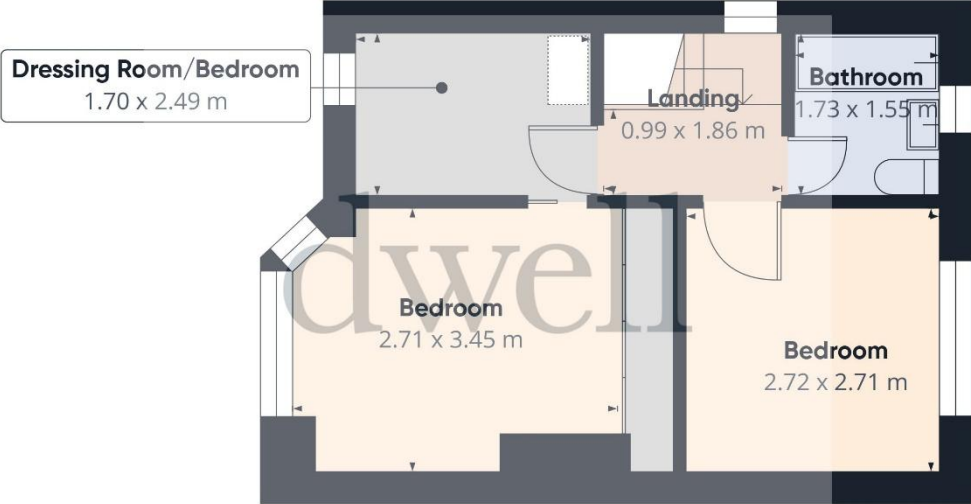


Floor Plan

Floor Plan - Total floor area 53.4



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
53.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

D