

Estate &
Letting Agents

dwell

Broad Lane
Bramley, Leeds
LS13 3BU
£165,000



0113 246 4860

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

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

Property Details

- Charming Two Bedroom Stone Terrace
- Lovely Views of Aire Valley
- Chain Free
- Ideal Buy to Let Investment or First Time Home
- Spacious and Characterful Throughout
- Close to Local Amenities
- Secure Cellar
- Walking Distance of Bramley Railway Station
- Set Over 4 Floors
- Within Easy Reach of Leeds City Centre

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Property Description

This charming, stone, 2-bedroom end terraced house is offered for sale CHAIN FREE and is situated in the popular residential area of Bramley. Set over 4 floors, the property benefits from a generous cellar, a spacious living room with adjoining kitchen, 2 double bedrooms and well-proportioned bathroom - all within walking distance of Bramley Railway Station, a stones throw of Bramley Baths and Bramley Park and easy access of the major road links such as the M62 and A647.

INTERIOR

This lovely and characterful home features spacious rooms, high ceilings, and long-distance views over the Aire Valley.

Arranged over 4 floors, the property which has gas central heating and double-glazed windows, consists briefly of the following.

Ground Floor

The LOUNGE includes oak effect laminate flooring and feature fireplace. Adjacent to this, the KITCHEN benefits from a selection of modern wooden units, splash back tiles and floor tiles. There is a recently fitted gas combination boiler, electric cooker and hob plus an integrated fridge.

Lower Ground Floor

Stairs from the rear of the kitchen descend to a spacious CELLAR with very useful dry storage or workspace with ample head height and boarded ceiling.

First Floor

Off the first floor can be found a modern BATHROOM comprising an electric shower over bath. partially tiled walls and tiled floor. There is also a large DOUBLE BEDROOM on this floor.

Second Floor

A further carpeted staircase from the first-floor landing provides access to a generous second floor landing area offering additional storage space, leading into the second DOUBLE BEDROOM. This room also features a dormer window with lovely long ranging views.

EXTERIOR

Externally to the front of the property is on street parking.

Gallery



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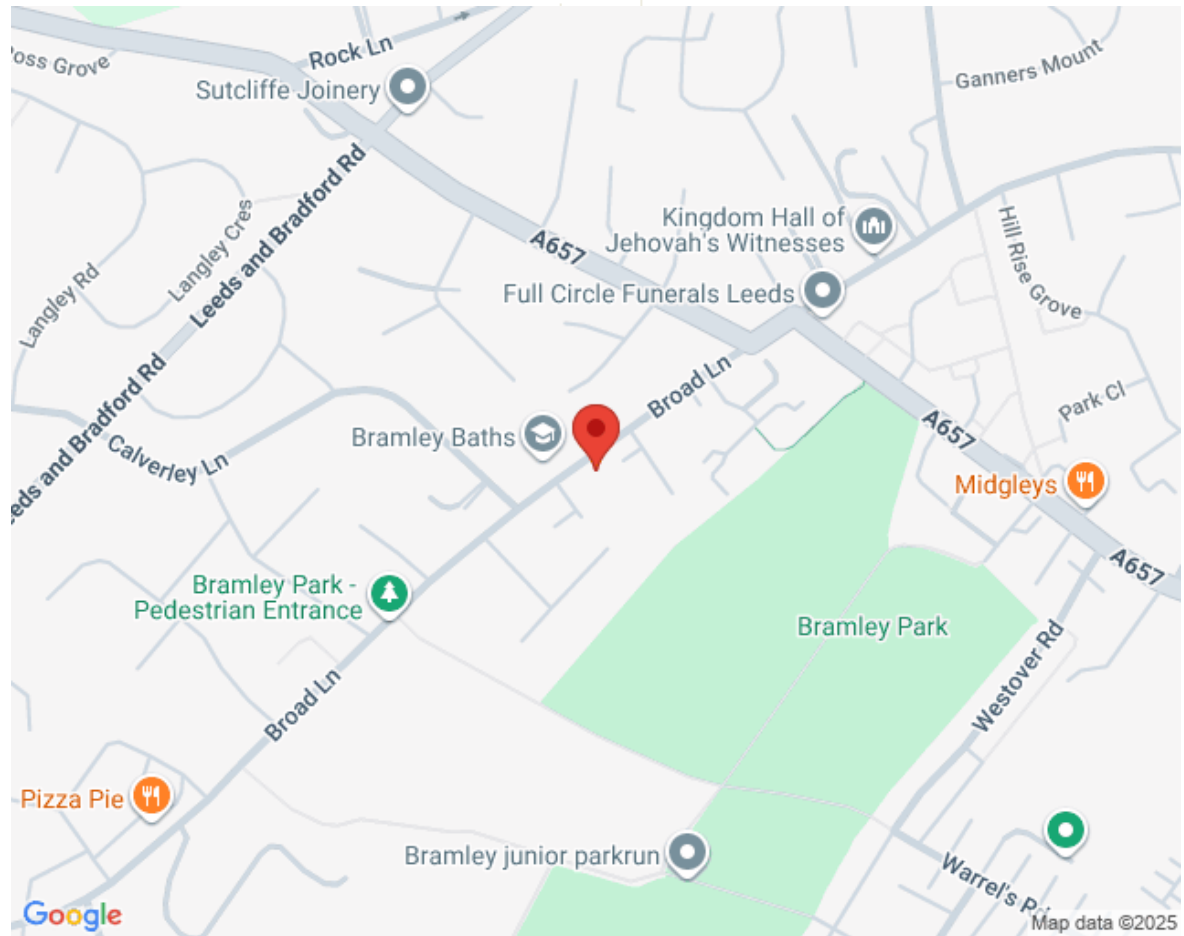
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Area Description and Map

Area Description

Bramley itself is highly popular among families, benefitting from a selection of reputable schools such as Bramley St. Peter's CE Primary and Intake High School, alongside a number of local amenities including Bramley Shopping Centre, Bramley Falls Woods and Gotts Park. Leeds city centre is just 4 miles to the west of here and is easily accessed via car, bus, or rail.



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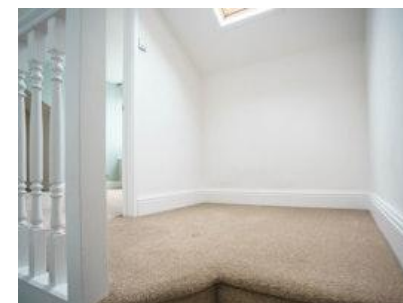
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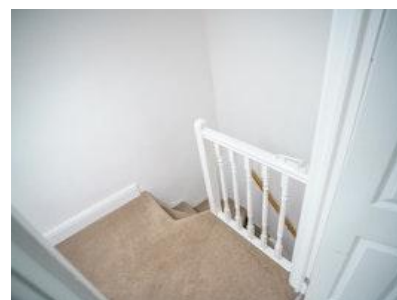
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Floor Plan

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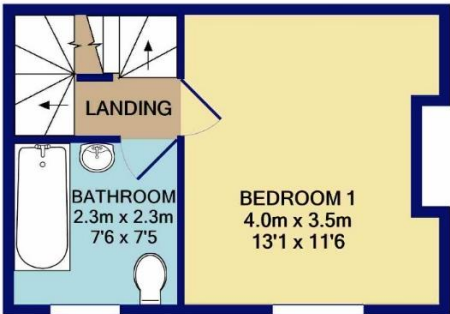
Floor Plan - Total floor area 81.8



BASEMENT LEVEL
APPROX. FLOOR
AREA 17.4 SQ.M.
(187 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 22.4 SQ.M.
(241 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 22.6 SQ.M.
(244 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 19.4 SQ.M.
(208 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.8 SQ.M. (880 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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