

Estate &
Letting Agents

dwell

Fall Park Court
Bramley, Leeds
LS13 2LP
Offers in excess of
£200,000

3  1  0 



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 & Area Map

- Modern kitchen
- Ideal family home
- Large driveway for parking
- Large garden to the front
- Conservatory extension to rear
- Enclosed patio and garden to the rear
- Close to amenities at Kirkstall Bridge
- Excellent access to the city centre
- Located opposite Bramley Fall Park
- Book your viewing today

0113 246 4860

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

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

Estate &
Letting Agents

dwell

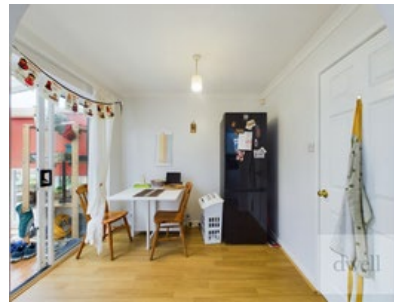
Property Description

Neutrally decorated throughout, this lovely 3 BEDROOM SEMI DETACHED HOUSE, having recently had a new kitchen fitted, is sure to attract a variety of buyers. Located only a short distance from Kirkstall Bridge Shopping Park and 30 minutes walk from both Headingley and Bramley train stations, the property will also suit any commuters to the city centre. Just a short walk and you will also find yourself in the picturesque Bramley Fall Park which is perfect for dog owners or families with children.

The property comprises: Side entrance hall; Large living room with a feature fireplace; Dining room open to the recently fitted kitchen with appliances including oven & hob, washer, fridge; Sliding patio doors lead to the conservatory extension; Main double bedroom with fitted wardrobes; 2nd double bedroom; 3rd single bedroom; House bathroom with a corner bath; Large front garden, enclosed rear patio and garden with garden shed, ample driveway parking for 3+ cars. FGCH, Double glazing.



Gallery



0113 246 4860

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

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

Estate &
Letting Agents

dwell

Property Details

Area Description

Located less than 4 miles from the centre of Leeds and only a short distance from Kirkstall Bridge Shopping Park. Only 30 minutes walk, or a short drive, from both Headingley and Bramley train stations, the property will also suit any commuters to the city centre. Just a short walk and you will also find yourself in the picturesque Bramley Fall Park which is perfect for dog owners or families with children.

Entrance Hall

Side entrance hall with UPVC front door and matted flooring.

Living room

4.09m x 4.88m (13'5" x 16'0")

Large living room with open staircase to first floor, carpeted flooring, central heating radiator, double glazed uPVC window, feature fireplace.

Dining Room

2.22m x 2.54m (7'4" x 8'4")

Dining room open to the kitchen with laminate flooring, double glazed sliding patio doors leading to the conservatory, central heating radiator.

Kitchen

1.79m x 2.91m (5'11" x 9'6")

Modern fitted kitchen with a range of wall and base units, wood laminate flooring, double glazed uPVC window.

Conservatory

3.01m x 2.53m (9'11" x 8'4")

Conservatory extension with wood laminate flooring, access to rear garden.

Stairs & Landing

1.88m x 2.58m (6'2" x 8'6")

Carpeted stairs and landing with central heating radiator.

Bedroom 1

3.12m x 2.63m (10'2" x 8'7")

Double bedroom with carpeted flooring, uPVC double glazed window, central heating radiator. Fitted triple wardrobe and separate storage cupboard above the stairs.

Bedroom 2

2.12m x 3.32m (7'0" x 10'11")

Double bedroom with carpeted flooring, uPVC double glazed window, central heating radiator.

Bedroom 3

1.92m x 2.49m (6'4" x 8'2")

Single bedroom with carpeted flooring, uPVC double glazed window, central heating radiator.

Bathroom

2.12m x 1.75m (7'0" x 5'8")

House bathroom, with vinyl flooring, uPVC double glazed frosted window central heating radiator, corner bath with shower over, WC and hand wash basin.

0113 246 4860

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

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

Estate &
Letting Agents

dwell

Gallery



0113 246 4860

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

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

Estate &
Letting Agents

dwell



Floor Plan - Total floor area

Floor Plans & Area Map



0113 246 4860

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

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



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

