



**The Cedars, Bramhope Leeds LS16 9EA**

**welcome to**

**The Cedars, Bramhope Leeds**

A beautifully renovated three-bedroom dormer bungalow in popular Bramhope, offering modern interiors, spacious rooms, ample parking and a generous enclosed rear garden. Early viewing is highly recommended.



## The Cedars

A well-proportioned and thoughtfully renovated three-bedroom semi-detached dormer bungalow, located in the popular residential area of Bramhope close to local amenities, highly regarded schools, and excellent transport links. The property offers modern accommodation which briefly comprises: entrance hallway, utility area, fitted kitchen, lounge, bedroom, and bathroom to the ground floor. The first floor provides two good-sized bedrooms and a shower room. Externally, there is a block-paved driveway to the front offering ample off-street parking, along with a generous enclosed rear garden. Internal viewing is highly recommended to fully appreciate the accommodation on offer.

## Ground Floor

### Utility Area

Tiled flooring, stairs to the first floor, and useful understairs storage, the hallway also provides plumbing and space for both a washing machine and tumble dryer.

### Lounge

15' max x 12' 4" ( 4.57m max x 3.76m )

A bright and spacious reception room featuring neutral decor, a radiator, and a front-facing window. There is ample space for both living and dining furniture.

### Kitchen

12' 1" x 10' 11" ( 3.68m x 3.33m )

A modern, recently fitted kitchen offering a range of wall and base units with contrasting work surfaces incorporating an electric hob and sink with mixer tap. There is an integrated dishwasher, space for a freestanding fridge freezer, and a fitted electric oven. The room features tiled flooring, windows to the side and rear, and an external door leading out to the garden.

## Bathroom

The stylish bathroom to the ground floor comprises; bath with black fittings, vanity unit housing the wash basin and low flush wc, part tiled walls, heated towel rail and two windows.

## Ground Floor Bedroom

11' 5" x 11' 2" ( 3.48m x 3.40m )

A good sized double bedroom with neutral decor, radiator and window to the front

## First Floor Landing

Stairs from the ground floor with window to the side and useful eaves storage.

## Bedroom One

16' 3" x 11' 8" ( 4.95m x 3.56m )

A good sized double bedroom with neutral decor, radiator and Juliet balcony to the rear.

## Bedroom Two

11' 6" x 9' 3" ( 3.51m x 2.82m )

A good sized bedroom with neutral decor, radiator and window to the rear

## Shower Room

A stylish modern shower room featuring a step-in enclosed shower with glass screen and black fittings, a vanity unit housing the wash basin, and a low-flush WC. Finished with tiled flooring and an extractor fan.

## Outside

The property benefits from a newly laid block-paved driveway to the front (currently being done), providing ample off-street parking.

To the rear is a generous, enclosed garden featuring a lawn with astroturf and raised decking areas.



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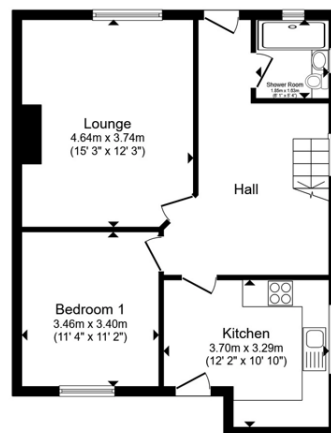
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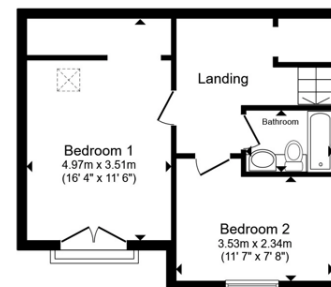
- Renovated three-bedroom dormer bungalow
- Modern, stylish accommodation throughout
- Ground-floor bedroom & bathroom
- Block-paved driveway & generous enclosed rear garden
- Popular Bramhope location

Tenure: Freehold EPC Rating: D

Council Tax Band: Deleted



Ground Floor



First Floor

**£360,000**

Total floor area 92.9 m<sup>2</sup> (1,000 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

  
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