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HERE TO GET *you* THERE



Fairfield Crescent

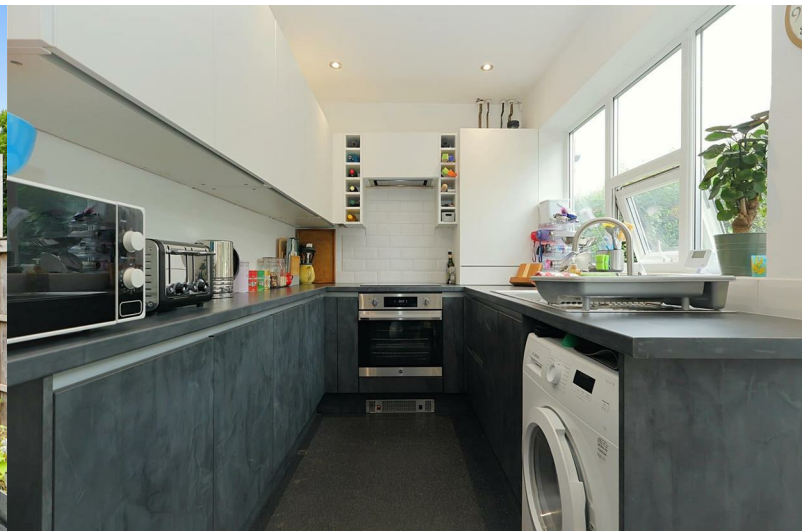
Bramley, LS13 3EA

£165,000

2 1 1 D

Council Tax: A





107 Fairfield Crescent

Bramley, LS13 3EA

£165,000





- Beautifully presented two-bedroom home
- Contemporary two-tone kitchen diner
- Useful loft room with power, lighting and Velux-style window
- Private and secure rear garden with patio and lawn
- Convenient for Bramley railway station, Ring Road and public transport
- Two generous double bedrooms
- Spacious bay-fronted living room
- Ready to move straight into!
- Excellent neutral décor throughout
- Council tax band: A

Set within a highly convenient location, this beautifully presented two-bedroom home offers generous accommodation, a contemporary finish and excellent versatility, making it an exciting opportunity for first-time buyers, professional couples or anyone looking for a home that is ready to enjoy from day one.

The location is a real strength, with Bramley railway station, regular public transport and the Ring Road all within easy reach, providing excellent links into Leeds and surrounding areas. A good choice of nearby amenities, schools, parks and everyday conveniences further adds to the appeal.

Internally, the property is finished in a tasteful neutral style throughout, with the real highlight being the contemporary kitchen diner positioned to the rear. Fitted with stylish two-tone handleless cabinetry, integrated oven and hob, chrome sink with mixer tap and space for additional white goods, it provides a smart and practical space for modern living. The current arrangement accommodates an American-style fridge freezer, while the generous proportions also allow flexibility for a dining arrangement if preferred. A pleasant outlook towards the rear garden completes the space.

To the front sits a welcoming bay-fronted living room, finished with plush carpeting and neutral décor. The room offers excellent proportions and currently accommodates both living and dining furniture with ease, demonstrating just how adaptable the space can be. Useful understairs storage provides an additional practical touch.

The rear garden is another excellent feature of the home. A lower patio provides space for seating, with steps rising to a generous lawned area enclosed by timber fencing and mature hedging. Private, secure and enjoying a pleasant sunny aspect, it creates a lovely outdoor space for entertaining, relaxing or enjoying the warmer months.

Upstairs are two generous double bedrooms, the bathroom and access to a useful loft room. The main bedroom is positioned to the front and offers excellent proportions, tasteful neutral décor and useful storage over the stairs. The second double bedroom sits to the rear, enjoying a pleasant outlook over the garden and again offering a bright, neutral finish ready for its next owner.

Accessed from the second bedroom via a pull-down ladder, the loft room is boarded and benefits from power, lighting and a Velux-style window. While not finished as formal living accommodation, it provides excellent additional storage and could also be used as an occasional room. Subject to the necessary permissions and regulations, there may also be potential for a future loft conversion should additional accommodation be required.

All in all, this is a particularly well-presented and generously proportioned home combining modern interiors, useful additional space, a private rear garden and an extremely convenient location. For buyers looking for a home they can simply move into and enjoy, this one is certainly worthy of an early viewing.

KITCHEN
15'9" x 6'4" (4.82m x 1.95m)

LIVING ROOM
14'5" x 12'4" (4.41m x 3.76m)

BEDROOM ONE
17'11" x 10'10" (5.48m x 3.31m)

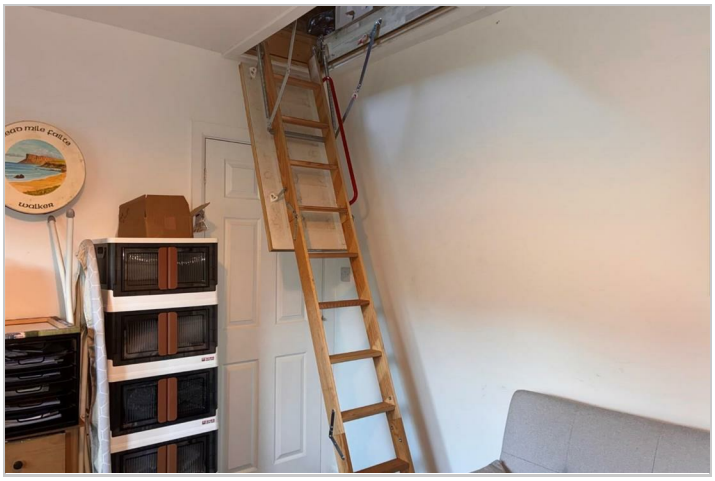
BEDROOM TWO
11'7" x 10'2" (3.54m x 3.10m)

BATHROOM
6'9" x 5'11" (2.06m x 1.82m)









Road Map



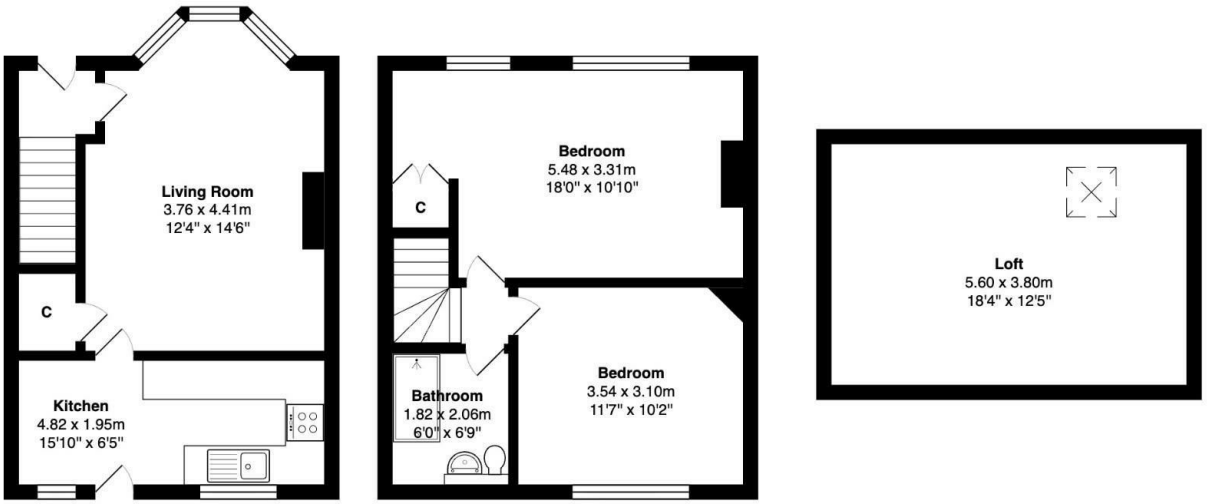
Hybrid Map



Terrain Map



Floor Plan



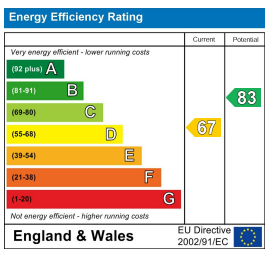
Total Area: 89.9 m² ... 968 ft²

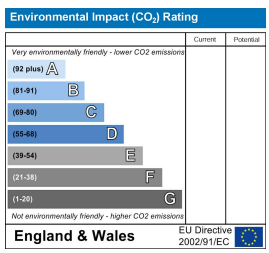
All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office
on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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