



HOME

MARKETING & MANAGEMENT

ATLANTA STREET, BRAMLEY LS13 3HS

£165,000



Mature Inner Town House
2 Double Bedrooms & Study
Gas c/h & uPVC Double Glazing
Recently Redecorated Throughout
Fitted Kitchen
White Bathroom, Mixer Shower
Garden & Single Garage
Ideal for First Time Buyers
Convenient & Popular Location
No Chain. Vacant Possession

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GENERAL DESCRIPTION

A two double bedroom, plus useful study/nursery room which has been freshly decorated with new floor coverings throughout in the area of Bramley. Will be of particular interest to first time buyers and young families alike seeking a ready to move into home which benefits from: Detached garage; patio garden; Upvc double glazing; gas central heating with combination boiler; modern fitted kitchen units; through living room with space for dining table and chairs; white bathroom suite. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and location of the property on offer. Previously rented at at £925 PCM giving a gross yield of 6.7%

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 10' 6" x 5' 11" (3.2m x 1.8m) max

LIVING ROOM 19' 0" x 12' 5" (5.79m x 3.78m) max

KITCHEN 9' 3" x 8' 3" (2.82m x 2.51m) max

STAIRCASE AND LANDING 6' 5" x 5' 8" (1.96m x 1.73m) max

DOUBLE BEDROOM 1 12' 1" x 10' 2" (3.68m x 3.1m) max

DOUBLE BEDROOM 2 12' 1" x 8' 7" (3.68m x 2.62m) max

STUDY / DRESSING ROOM 7' 2" x 6' 6" (2.18m x 1.98m) max

BATHROOM 8' 7" x 5' 5" (2.62m x 1.65m) max

EXTERIOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.