



CHAIN FREE | THREE BEDROOM SEMI-DETACHED HOME | CORNER PLOT
| OFF-STREET PARKING

Situated within a popular residential area of Bramley, this beautifully presented three-bedroom semi-detached home offers stylish, contemporary accommodation throughout.

The property has been thoughtfully maintained and provides well-proportioned living space, making it an ideal choice for families, first-time buyers or those looking to move straight into a ready-to-enjoy home.

Externally, the property occupies a generous corner plot, providing a variety of pleasant outdoor areas along with the added benefit of off-street parking.

Ideally positioned for access to both Leeds and Bradford, the home is well placed for local amenities, transport links and everyday conveniences.

Offered for sale with NO ONWARD CHAIN, an internal viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer!

TRANSPORT LINKS & LOCATION:

Situated in a popular residential area of Bramley, the property is well placed for a range of local amenities, shops, schools and green spaces. There are excellent transport links nearby, with regular bus services providing convenient access to Leeds city centre and surrounding areas. The property also benefits from being within easy reach of Bramley and Kirkstall, offering a wider selection of shops, cafés, restaurants and everyday amenities. With a convenient location combining local facilities with good access to Leeds and the surrounding areas, this is an ideal setting for those looking for a well-connected home.





Ground Floor

PORCH

Bright and spacious separate entrance porch, providing the perfect practical space for coats and shoes.

HALLWAY

The front door opens into a welcoming hallway with doors off to the kitchen, the living room and stairs to the first floor.

KITCHEN/DINER

The L-shaped kitchen/diner is accessed from both the hallway and a convenient side door leading to the garden. Finished to a high standard, the contemporary kitchen is well equipped with an integrated fridge/freezer and dishwasher, double oven, gas hob and plumbing for a washing machine.

The open-plan dining area provides a generous space for both everyday dining and entertaining, with natural light flooding in through a window overlooking the garden. Double doors lead from the dining area into the sitting room, creating a versatile and flexible open-plan ground floor, ideal for modern family living.

SITTING ROOM

The living room is a comfortable and well-proportioned space, ideal for relaxing and entertaining.

It flows seamlessly from the dining kitchen via double doors and also benefits from access from the hallway. The room is finished with neutral-toned carpeting, creating a warm and inviting atmosphere.

First Floor

STAIRS AND LANDING

Stairs rise from the hallway to a landing, providing access to the family bathroom and three bedrooms.



BATHROOM

The modern bathroom features a stylish three-piece suite, complete with a rainfall shower over the bath and a sleek glass shower screen.

BEDROOM ONE

The principal bedroom is situated to the rear of the property and benefits from a range of fitted cupboards, providing ample storage and housing for the recently installed combi boiler.

BEDROOM TWO

The second double bedroom overlooks the front of the property.

BEDROOM THREE

Currently used as a study, this single bedroom offers ample space for a single bed and bedroom furniture.

GARDEN AND OFF ROAD PARKING

The garden extends around three sides of the property and offers a variety of seating areas, providing plenty of space for outdoor enjoyment. It features a large garden shed with windows and electricity, along with well-maintained hedges and established shrubs. To the front, a gated entrance leads to a pathway up to the porch, while a gravelled area provides convenient off-road parking.



3



1



Off-Road
Parking



Council Tax = A



1



Freehold



Semi-
Detached

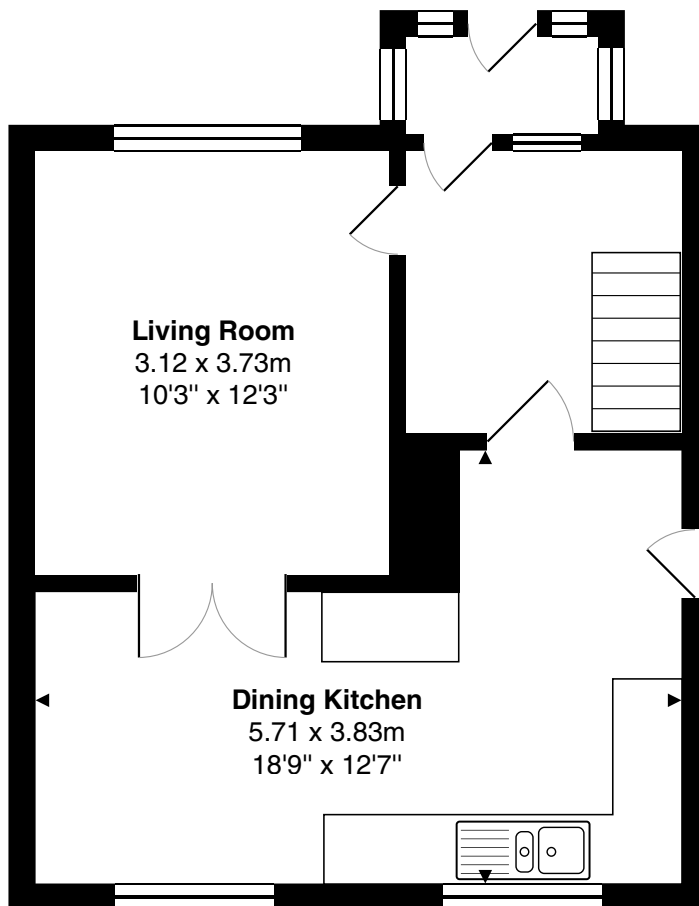


C

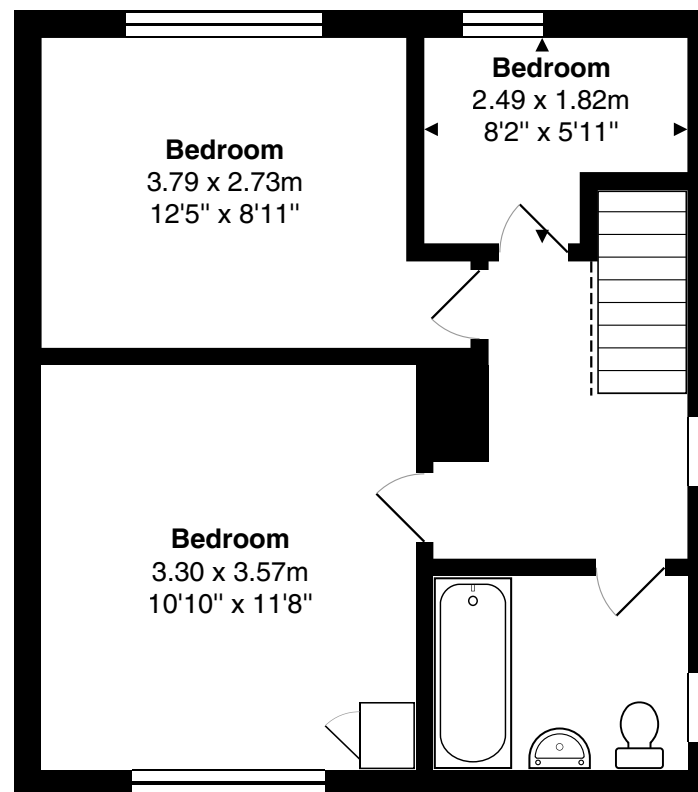
- OFFERED TO THE MARKET
CHAIN-FREE
- POPULAR BRAMLEY LOCATION
- STUNNING THREE BEDROOM
HOUSE
- MATURE GARDEN
- OFF-STREET PARKING
- FLEXIBLE OPEN-PLAN LIVING
SPACE
- LARGE CORNER PLOT WITH OFF
STREET PARKING
- COUNCIL TAX BAND: A
- USEFUL GARDEN SHED WITH
ELEC
- EPC RATING: C







Ground Floor



First Floor

Total Area: 75.6 m² ... 813 ft²

All measurements are approximate and for display purposes only