



Newlay Lane, Leeds LS13 2AJ

welcome to

Newlay Lane, Leeds

The accommodation is well maintained throughout and benefits from gas central heating, double glazing and a boiler installed approximately 2019. This is a fantastic opportunity to acquire a well-located and well-maintained family home in a sought-after residential area.



Property Information

A well-presented three bedroom semi-detached home, offered with vacant possession and situated on the popular Newlay Lane in Bramley. Ideally located close to the canal, Bramley Park and within easy reach of Kirkstall Bridge and Bramley Shopping Centres, as well as local schools.

The property benefits from gas central heating, double glazing and a boiler installed circa 2019. The accommodation includes a spacious lounge with spotlights and a good-sized kitchen with modern flooring and a pull-out gas hob.

Upstairs are two double bedrooms, a third bedroom with built-in storage, and a bathroom with a three-piece suite. The loft is insulated and accessible via ladder.

Externally, there is a driveway to the front and gardens to both front and rear. The rear garden is private and features a patio area, shrubbery borders, a boiler room and a shed.

A great family home in a convenient and sought-after location.

Entrance Hall

A welcoming entrance space with access to the main living areas and stairs leading to the first floor.

Lounge

A good-sized and comfortable reception room, finished with modern spotlights, providing an ideal space for relaxing and entertaining.

Kitchen

A well-proportioned kitchen fitted with modern flooring and a pull-out gas hob, offering practical workspace and storage for everyday use.

Bedroom One

Bedroom Two

A further double bedroom, ideal for family members or guests.

Bedroom Three

A single bedroom benefiting from built-in storage, suitable as a bedroom, nursery or home office.

Bathroom

Fitted with a three-piece suite, providing a functional family bathroom.

Loft Space

Insulated loft space with ladder access, useful for additional storage.

Outside

Gardens to both front and rear, with a driveway providing off-street parking. The rear garden is private and includes a patio area, shrubbery borders, a boiler room and a garden shed.

Agents Note

We are advised that the property is of non-standard construction. Further information can be made available upon request.



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Newlay Lane, Leeds

- ** GUIDE PRICE £200,000 - £210,000 **
- Close to canal, Bramley Park & Shopping Centres
- Vacant Possession
- Spacious living accommodation
- Loft with ladder access & insulation

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116942 - 0002

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