

**Rare to the market** and tucked away just off Bramley Town Street is this unique and deceptively spacious extended **FOUR BEDROOM END TERRACED HOME**.

A feature of the property is the large front garden with a lovely timber decked pergola that is ideal for sitting out on an afternoon or evening and can be accessed via French doors directly from the main living room. This expansive garden has an artificial lawn, detached garage and can provide off street parking for several cars.

Further benefits include: Sizable fitted dining kitchen, generous lounge, spacey cellar/utility room, two bedrooms with en-suite showers, Upvc double glazing and gas central heating.

Situated just off Bell Lane and Town Street Bell Grove is close to all the amenities Bramley has to offer whilst at the same time remaining quietly tucked away. Public transport facilities are excellent with both the bus terminus and Bramley train station within easy walking distance.

**INTERNAL VIEWING HIGHLY RECOMMENDED**

#### **ENTRANCE HALL:**

Accessed via a glazed Upvc front entrance door. Central heating radiator. Staircase leading to the first floor accommodation.

#### **DINING KITCHEN: 15'5" X 13'07"**

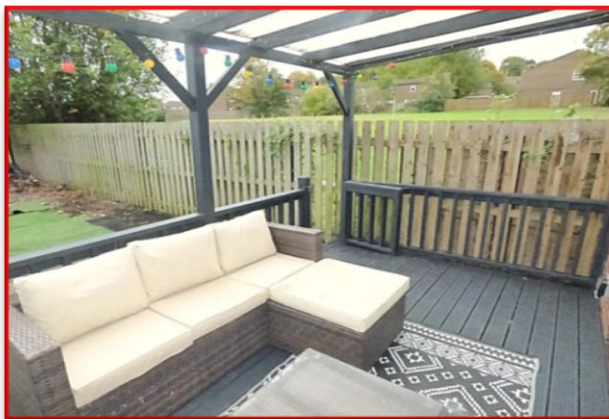
Having a range of wall, base, drawer units with heat resistant work surfaces over and complimentary gloss black tiled splash backs. Inset one and a half bowl 'Asterite' sink unit with single drainer and mixer tap. There is a built in double electric oven with separate four ring gas hob. Laminate wood flooring. Central heating radiator. Ample space for a dining table and chairs. Upvc double glazed window to the front. Access to:-

#### **UTILITY ROOM/CELLAR:**

A large basement cellar that is presently used as a utility room. Fitted wall and base units with stainless steel sink and plumbing for an automatic washing machine.

#### **LOUNGE: 15'41" x 13'05"**

A lovely good sized bright and airy room with modern wall décor and ornate ceiling cornice. Open inglenook style fireplace, modern surround and electric fire. Carpeted flooring. Central heating radiator. Upvc double glazed French doors leading to the front pergola



**FIRST FLOOR LANDING:**

Stairs leading to the second floor accommodation

**BEDROOM 1: 15'0" x 13'05"**

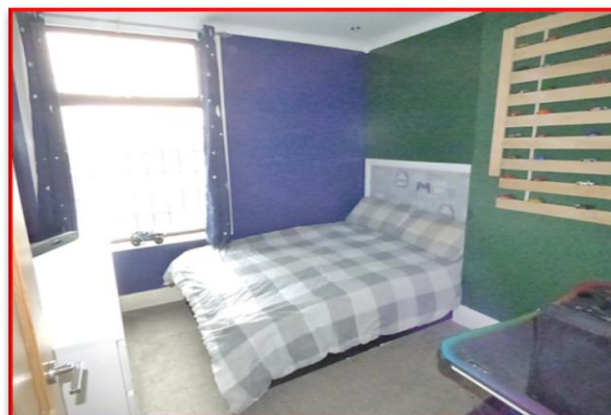
Another good sized room with pleasant light décor. Central heating radiator. Carpeted flooring. Velux window to the ceiling. Doorway to:-

**EN-SUITE SHOWER:**

Step in shower with glazed door, thermostatic T/Bar shower.

**BEDROOM 2: 9'8" x 9'4"**

Pleasant wall décor with ceiling cornice. Central heating radiator. Upvc double glazed window to the front elevation.

**BEDROOM 3: 8'11" x 6'5"**

Pleasant modern wall décor with ceiling cornice. Central heating radiator. Upvc double glazed window to the front elevation.

**SHOWER ROOM/WC:**

Containing a white suite comprising of glazed step in shower cubicle with 'T' bar shower, vanity unit with inset wash basin and a low flush wc. Complimentary modern tiling to midway. Extractor fan.

**SECOND FLOOR ACCOMMODATION:****BEDROOM 4: 14'4" x 10'2"**

A spacious overall attic bedroom with modern wall décor. Spot lighting. Central heating radiator. Carpeted flooring. Upvc double glazed window to the side elevation

**EN-SUITE SHOWER:**

Step in shower with glazed door, pedestal wash basin and a low flush wc. Extractor fan. Central heating radiator.



No test on any appliance/service have been carried out. We have not carried out a detailed survey. Measurements have been taken with an electronic measure and whilst believed to be a fair representation, may be subject to variation or mechanical error and are for guidance only. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment.