Ideal for the first time buyer wishing to get on the property ladder or buy to let investor is this ready to move into TWO BEDROOM THROUGH TERRACE HOME.

Situated just off Stanningley Road Bramley Railway station is just across the road and there are good road links to both Leeds & Bradford City Centres with a regular bus services every ten minutes.

Benefits include:- Gas central heating, Upvc double glazing, a fitted kitchen with oven and hob and a modern white bathroom suite. To the rear is an enclosed garden/yard ideal for sitting out on an afternoon or evening.

ENTRANCE HALL
Via a hardwood front entrance door. Staircase to the first floor accommodation.

LOUNGE: 12'00" x 12'10”
Modern light neutral wall décor. Modern white fire surround with electric flame effect fire. Central heating radiator. Upvc double glazed window to the front elevation. Doorway to:-

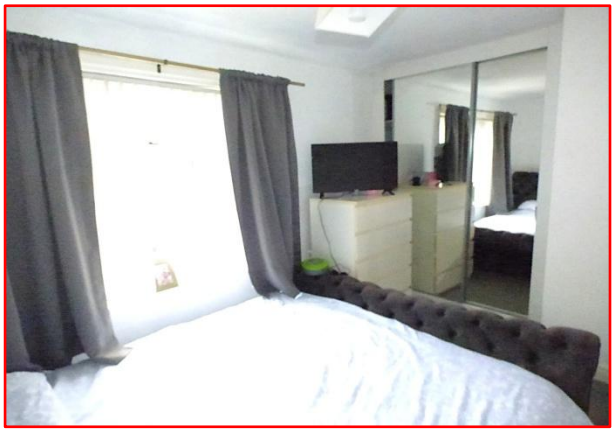
KITCHEN: 10'9” x 6'3"
Having a range of wall, base and drawer units with heat resistant work surfaces. Inset stainless steel circular bowl sink unit with mixer tap. Built under electric oven with four ring gas hob and stainless steel chimney style extractor above. Plumbing for an automatic washing machine. Useful under stairs storage cupboard. Space for a dropdown table and chairs. Upvc double glazed windows to the side elevation and a hardwood side entrance door leading to the rear garden.

LANDING:
Access to the insulated loft space.







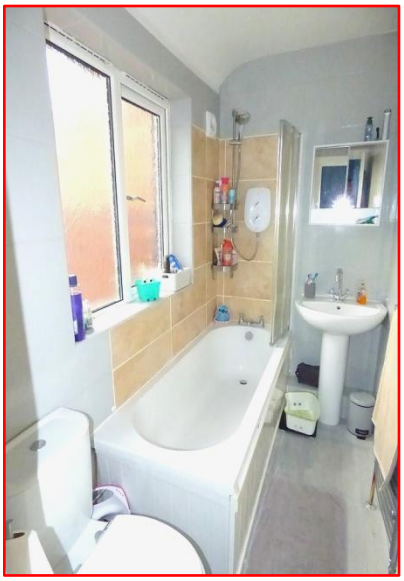


BEDROOM 1: 12' 3" x 8' 9" (to robes)
Pleasant modern light wall décor. Fitted wardrobes. Central heating radiator. Upvc double glazed window to the front elevation.



BEDROOM 2: 7'1" x 6'02”
Pleasant wall décor. Central heating radiator. Upvc double glazed window to the side elevation.

BATHROOM :
Having a modern white three piece suite with chrome fittings comprising paneled bath with electric shower and folding glazed shower screen. Pedestal hand basin and a Low flush wc. Chrome heated towel rail. Ceiling spot lights. Complimentary tiling to the bathing area. Upvc double glazed window to the rear elevation.



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.

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