Situated in a popular area of Bramley is this well presented, 'Ready To Move Into' two bedroom modern town house. Early internal viewing is highly recommended to appreciate the accommodation offered by this lovely family home.

To the front is a good sized open plan lawned garden whilst to the rear is a super enclosed garden with a brick outhouse for storage. This spacious garden is designed for easy maintenance being mainly pebbled with two paved patio seating areas. Nicely enclosed it is ideal for children to play or for family gatherings.

The property is situated close to Stanningley Road with good public transport links with buses to both Leeds City Centre and Bradford every ten minutes. Bramley Train Station, Bramley Shopping Centre and several supermarkets are just a short walk away.

INTERNAL VIEWING IS ESSENTIAL

ENTRANCE HALL:
Accessed via a Upvc front entrance door. A useful entrance hall with solid wood block flooring. Staircase leading to the first floor accommodation.

UTILITY ROOM:
A useful room that is ideal as a utility room but could be utilized as a cloaks room. Fitted with kitchen wall and base units with heat resistant work surfaces and tiled splash backs.

KITCHEN: 10'2" x 7'2"
A decent sized kitchen fitted with a range of modern wall, base and drawer units with heat resistant work tops and tiled splash backs matching those of the utility room. Inset ceramic sink unit with single drainer and mixer tap. Built under electric fan oven with four ring electric hob. Plumbing for a washing machine. Solid wood flooring carried through from the hall and utility room. Upvc double glazed window and a half glazed Upvc stable door leading to the rear garden.

LOUNGE: 15'1" x 10'11"
A spacious sitting room with pleasant light wall décor. Economy seven electric heater. Carpeted flooring. Upvc double glazed window to the front elevation.









DINING ROOM: 10’11” x 6’11”

A nice separate dining room that could also be utilized as a play room or opened up with the living room to make a large through lounge. Carpeted flooring. Economy seven electric heater. Upvc double glazed window to the rear.



FIRST FLOOR LANDING:

Useful built in linen cupboard. Economy seven electric heater. Access to the loft space.

BEDROOM ONE: 16’1 x 9'5"

A large master bedroom with pleasant neutral wall décor. Useful built in storage cupboard/wardrobe. Carpeted floor covering. Upvc double glazed window to the front elevation.



BEDROOM TWO: 11'11" x 10'11"

Another good sized room. Carpeted floor covering. Upvc double glazed window to the rear elevation.



BATHROOM/WC:

Containing a modern white three piece suite comprising:- Spacious glazed shower cubicle with electric shower, vanity unit with wash basin and a low flush wc. The walls have been fully tiled in complimentary ceramics. Vinyl flooring. Two Upvc double glazed windows to the rear elevation.

No test on any appliance/service has 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 , 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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