

Early viewing is recommended on this deceptively spacious two bedroom semi detached. This ready to move in to home has been recently renovated and decorated to a very good standard and would make an ideal purchase for a first time buyer, small family or investor.

The property sits in lovely, large level enclosed gardens towards the bottom of Broad Lane. To the front is a neat enclosed pebbled garden that could be used for off street parking.

The large rear garden is ideal for a family, is enclosed and designed for easy maintenance. This garden has several paved patio seating areas, pebbled borders and an artificial lawn. A timber shed provides useful storage.

The accommodation benefits from:- Modern fitted dining kitchen, modern white bathroom suite with shower, Upvc double glazing, gas central heating and previously mentioned a superb large rear garden.

Ideally situated on the Kirkstall/Bramley border this home is perfectly located for commuting to to all surrounding areas including Horsforth, Headingley and Leeds City Centre. The Kirkstall Bridge retail park is a short distance away with its wide variety of shops as well as the Kirkstall Abbey and Museum where you can have a lovely family day out. Bramley Bus Terminus and Bramley Shopping Centre with its variety of shops are also a short walk away.



VIEWING ESSENTIAL TO APPRECIATE

ENTRANCE HALLWAY:

Accessed via a hardwood front entrance door. Central heating radiator. Stairs to the first floor accommodation. Doorway to:-

LOUNGE: 13'4" x 11'8"

A good sized room with pleasant light neutral wall décor and ceiling rose. Central heating radiator. Newly carpeted flooring. Upvc double glazed window to the front elevation.



DINING KITCHEN: 16'0" x 9'8"

Having an range of modern wall, base and drawer units with contrasting heat resistant work surfaces and complimentary gloss black tiled splash backs. Inset stainless steel sink unit with mixer tap. Built under electric fan oven with four ring gas hob and stainless steel extractor hood. Plumbing for an automatic washing machine. Ample space for a dining table and chairs. Central heating radiator. Useful under stairs walk in storage cupboard/pantry. Upvc double glazed window to the rear elevation. Upvc half glazed entrance door leading to the rear garden.



FIRST FLOOR LANDING: Access to all rooms . Access to the loft space.

BEDROOM 1: 13'9" x 12'0

A large master bedroom with pleasant light wall decor. Central heating radiator. Newly carpeted flooring. Two Upvc double glazed windows to the front elevation.

**BEDROOM 2: 14'4" x 8'2"**

Light décor. Laminate flooring. Central heating radiator. Newly carpeted flooring. Upvc double glazed window to the rear elevation.

**BATHROOM:**

Containing a modern white three piece suite comprising paneled bath with shower attachment, pedestal wash hand basin and low flush wc. Complimentary modern tiling to the bathing area. Central heating radiator. Upvc double glazed opaque 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.

