



**The Cedars, Bramhope Leeds LS16 9EA**

**welcome to**

**The Cedars, Bramhope Leeds**

Internal viewing is highly recommended to appreciate the accommodation on offer with this semi-detached bungalow in a popular Bramhope location. Newly laid driveway to the front and generous enclosed rear garden.



## The Cedars

A thoughtfully renovated three-bedroom semi-detached dormer bungalow, ideally situated in the highly sought-after area of Bramhope. Conveniently located close to local amenities, well-regarded schools, and excellent transport links, this home offers stylish and versatile living throughout.

The accommodation briefly comprises an entrance hallway leading to a utility area, modern fitted kitchen, spacious lounge, a ground floor bedroom, and a contemporary bathroom. To the first floor are two generously sized bedrooms along with a shower room.

Externally, the property benefits from a block-paved driveway to the front providing ample off-street parking, as well as a generous enclosed rear garden—perfect for families or outdoor entertaining. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

## Ground Floor

### Utility Area

Tiled flooring, stairs to the first floor, and useful understairs storage, the hallway also provides plumbing and space for both a washing machine and tumble dryer.

### Lounge

A bright and spacious reception room featuring neutral decor, a radiator, and a front-facing window. There is ample space for both living and dining furniture.

### Kitchen

A modern, recently fitted kitchen offering a range of wall and base units with contrasting work surfaces incorporating an electric hob and sink with mixer tap. There is an integrated dishwasher, space for a freestanding fridge freezer, and a fitted electric oven. The room features tiled flooring, windows to the side and rear, and an external door leading out to the garden.

## Bathroom

The stylish bathroom to the ground floor comprises; bath with black fittings, vanity unit housing the wash basin and low flush wc, part tiled walls, heated towel rail and two windows.

## Ground Floor Bedroom

A good sized double bedroom with neutral decor, radiator and window to the front

## First Floor

### Landing

Stairs from the ground floor with window to the side and useful eaves storage.

### Bedroom One

A good sized double bedroom with neutral decor, radiator and Juliet balcony to the rear.

### Bedroom Two

A good sized bedroom with neutral decor, radiator and window to the rear

### Shower Room

A stylish modern shower room featuring a step-in enclosed shower with glass screen and black fittings, a vanity unit housing the wash basin, and a low-flush WC. Finished with tiled flooring and an extractor fan.

## Outside

The property benefits from a newly laid block-paved driveway to the front (currently being done), providing ample off-street parking.

To the rear is a generous, enclosed garden featuring a lawn with astroturf and raised decking areas.



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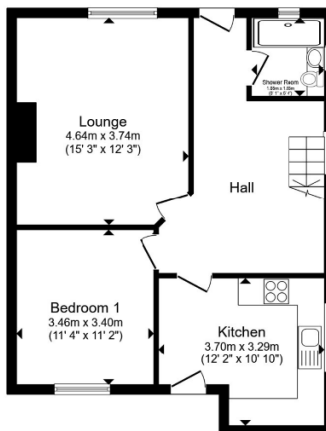
welcome to

## The Cedars, Bramhope Leeds

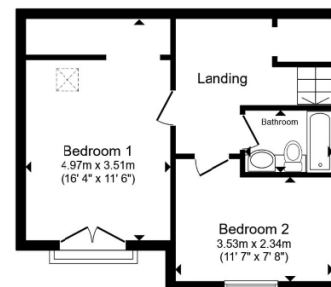
- Renovated three-bedroom dormer bungalow
- Modern, stylish accommodation throughout
- Ground floor bedroom & bathroom
- Block-paved driveway & generous enclosed rear garden
- Popular Bramhope Location

Tenure: Freehold EPC Rating: D

Council Tax Band: Deleted



Ground Floor



First Floor

£360,000

Total floor area 92.9 m<sup>2</sup> (1,000 sc.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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