

Estate &  
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dwell

Poplar Croft  
Bramley, Leeds  
LS13 4SX  
£185,000

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0113 246 4860

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

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# Property Details

- Beautifully Presented Three Bedroom End of Terrace House
- New Roof, Doors and Windows
- Residential Cul-De-Sac in Bramley
- Garage
- Private, Low Maintenance Rear Garden
- Gable End Repointed, Front and Rear Cladding Replaced
- Close to Local Amenities
- Boiler Installed 2019
- Modern Kitchen/Diner
- Good Sized Family Bathroom

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## Property Description

An immaculately presented three-bedroom end terrace house with garage, situated in a quiet cul-de-sac within a popular residential area of Bramley. Ideally located for local amenities including Bramley Shopping Centre, Kirkstall Bridge Shopping Park and easy access to the ring road network, the property benefits from a private, low maintenance rear garden and ample residents parking. Absolutely ideal as a first-time purchase, the property has already undergone a programme of improvements including a full re-roof, new windows and doors, gable end repointing and front and rear cladding replacement. The boiler was also replaced in 2019.

### INTERIOR

#### Ground Floor

The property's main point of access is via the front door, opening directly onto the fabulous KITCHEN/DINER. The kitchen itself is situated to the far end of the room overlooking the private garden via a large, double-glazed window also allowing for an abundance of natural light and includes a selection of modern wall and base units incorporating an electric oven and hob with hooded extractor, a stainless steel sink/drainer, space and plumbing for a washing machine and space for a stand along American style fridge/freezer. There is integrated under-stairs storage and bespoke fitted shelving to one end of the kitchen. From the kitchen, an internal door leads via a REAR HALLWAY to the LIVING ROOM - also accessed via another internal door from the dining space. The spacious, dual aspect living room is fully carpeted and enjoys views to the front and back of the property, also flooded with natural light throughout the day.

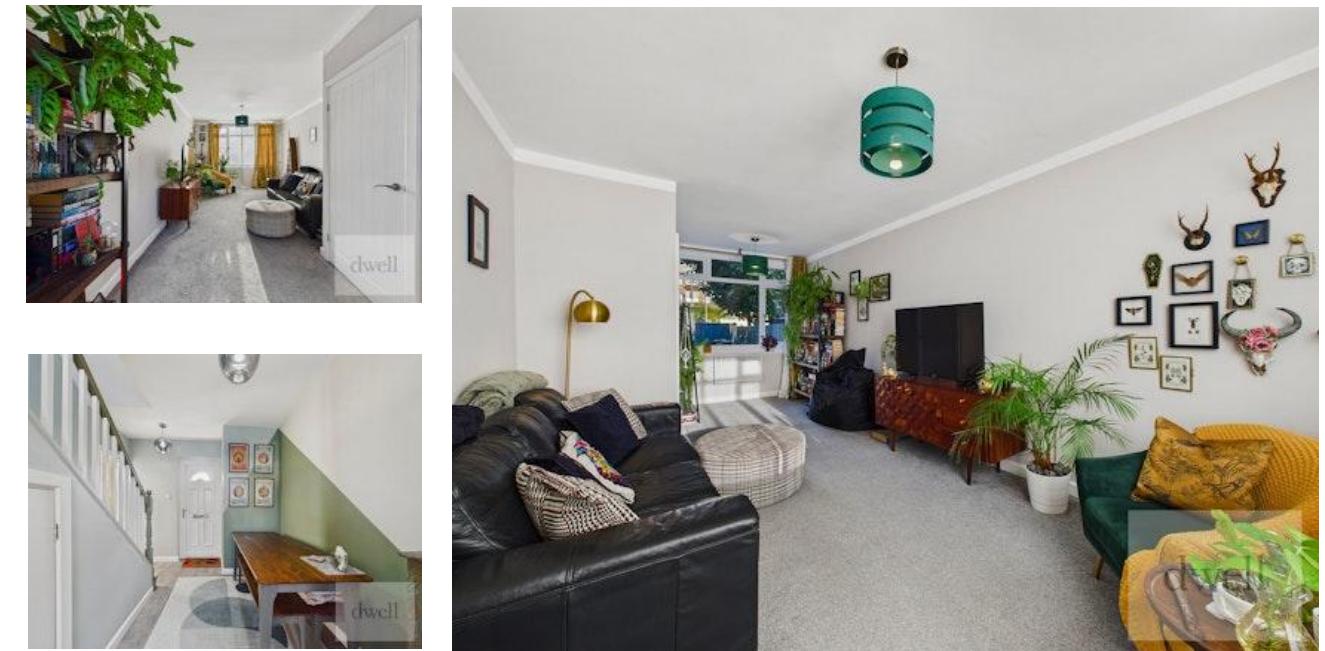
#### First Floor

Stairs from the kitchen/dining area rise to the first-floor landing, where can be found TWO beautifully presented DOUBLE BEDROOMS overlooking the front and rear of the property respectively - the larger of the two including an integral cupboard/wardrobe. There is a spacious, modern and partially tiled family BATHROOM incorporating a bath with overhead shower, WC, wash hand basin, in addition to a good-sized SINGLE BEDROOM - currently used as an office, also with integral storage.

### EXTERIOR

A rear hallway off the kitchen and living room opens onto a private walled garden mainly laid to gravel with a raised bed to one end (ideal for growing veg) plus ample space for outdoor seating, potted plants. The garden is a generous size and proves to be a fantastic space to hosting summer BBQ's! A timber gate to the rear of the garden does offer direct access to residents parking in addition to a PRIVATE GARAGE. To the front, the property is set back by a lawned garden - a central paved path leads to the front door.

## Gallery



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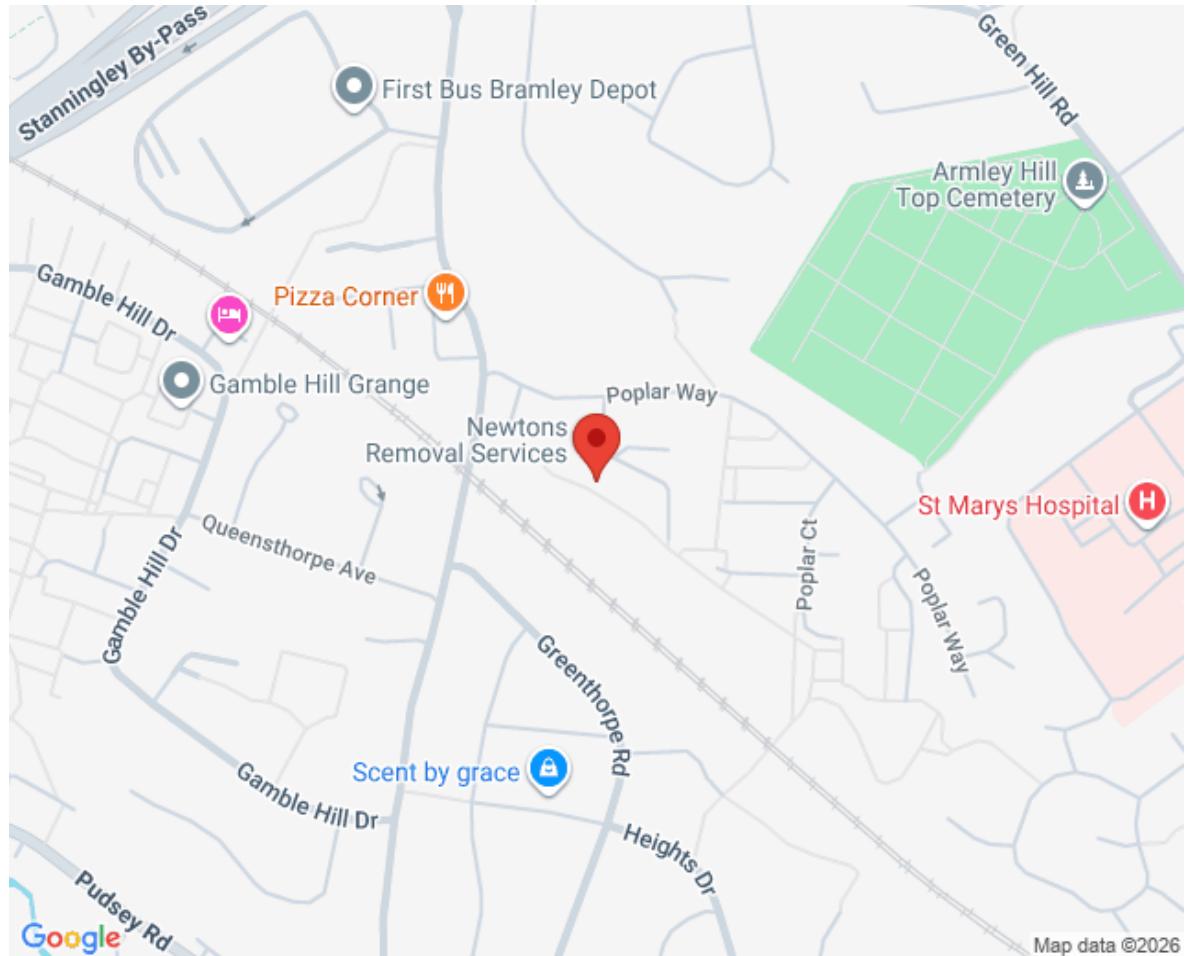
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## Area Description and Map

### Area Description

Bramley itself is extremely popular among young professionals and families alike. It is well connected to surrounding areas including Pudsey, Kirkstall and Rodley, in addition to be well connected the outer ring road and city center, whilst being within easy reach of various open green spaces including Bramley Park and Bramley Fall Park, plus various local amenities, leisure facilities and a variety of reputable schools.



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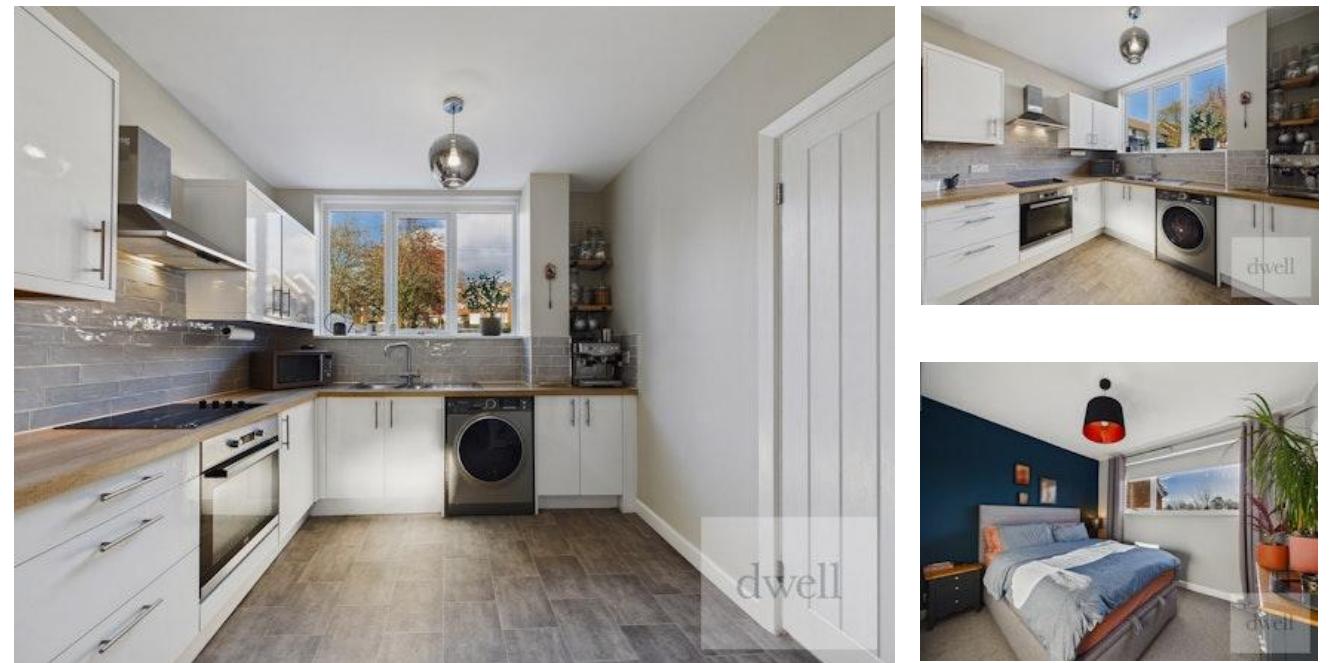
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# Floor Plan

## Floor Plan - Total floor area 80 sq m



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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy  
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