Viewing is essential to appreciate this immaculate and very spacious extended three bedroom semi detached home. The property has a good sized useful extention that provides for a Sun/Tv room or second sitting room. In addition a large conservatory to the rear provides more ground floor living accommodation.

Another feature of the property is the luxury dining kitchen which is fitted with modern units, integrated appliances and matching Centre Island. Further benefits include: a modern bathroom suite, fitted wardrobes to all bedrooms, central heating, Upvc double glazing, large enclosed gardens with driveway and detached garage.

Viewing Highly recommended

To the front is a very large enclosed garden that is mainly lawned with neat borders. A driveway provides off street parking for several cars and leads to a detached garage. The rear garden is again enclosed and mainly lawned and has access to the conservatory and kitchen.

The property is situated in one of Bramleys most popular residential streets; on the Bramley/Rodley border a short distance from the canal, Rodley nature reserve and all other local amenities. A good transport infrastructure makes it convenient for commuting to Leeds and Bradford city centre's as well as all other surrounding towns.

Vacant Possession

SUN ROOM/TV ROOM: 9'11" X 9'7"
Built in to the extension: A lovely airy room with two Upvc double glazed windows allowing lots of natural daylight. Idealy utrilised as a sun room, Tv room, play room, study or even as a dining room. Accessed via a composite entrance door. Bright modern décor. Laminate wood flooring. Central heating radiator.

ENTRANCE HALL:
With a Upvc double glazed window to the side elevation. Centtral heating radiator. Stairs leading to first floor accommodation.

LOUNGE: 13'9" X 10'5"
A good sized room with light neutral wall décor and ceiling cornice. Laminate wood flooring. Contemporary marble fire surround with fitted electric fire. Central heating radiator. Tv aerial. Upvc double glazed bay window to the front elevation.











DINING KITCHEN: 16’3” X 12’1”
A large room fitted with an excellent range of modern gloss, wall, base and drawer units with matching Centre Island. Contrasting wood block style heat resistant work surfaces. Inset one and a half bowl stainless steel sink unit with mono block mixer tap. Built under gas oven with four ring gas hob and stainless steel extractor over. Integrated microwave. Automatic washer dryer. Upvc double glazed window to the side and rear elevations. Laminate wood flooring. Central heating radiator.



CONSERVATORY: 14’8” x 10’4”
An extremely spacious conservatory ideal as a further sitting room. Constructed with a brick base with Upvc double glazed windows overlooking the rear garden. Laminate wood flooring. Central heating radiator.



FIRST FLOOR LANDING:
Upvc double glazed window to the side elevation. Access to the loft space.

BEDROOM 1: 13’10”X 10’1”
Pleasant light neutral décor. Full length fitted wardrobe and drawer units. Central heating radiator. Carpeted flooring. Upvc double glazed bay window to the front elevation.



BEDROOM 2: 11’0” X 8’4”
Light neutral wall décor. Built in wardrobes. Central heating radiator. Laminate wood flooring. Upvc double glazed window to the rear elevation

BEDROOM 3: 8’0” X 6’0”
Light décor. Central heating radiator. Laminate wood flooring. Upvc double glazed window to the front elevation.



BATHROOM WC: 8’0” x 6’0”
Containing a modern white three piece suite with chrome fittings comprising:- Large walk in glazed shower cubicle with mains heated thermostatic shower. Vanity unit with wash basin and a low flush wc. Chrome central heating towel rail. Upvc double glazed windows to the rear elevation.