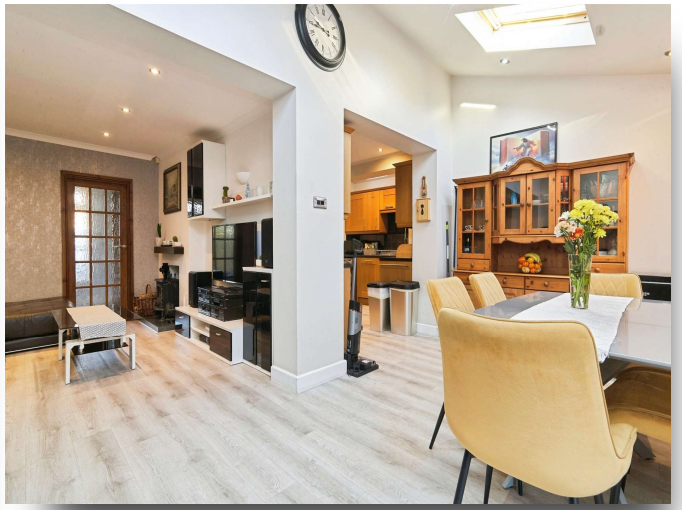






Landseer Drive,Bramley LEEDS LS13 2QT

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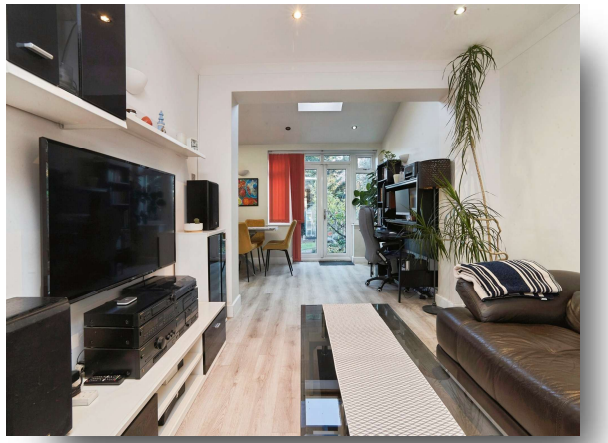
Landseer Drive, Bramley LEEDS

This attractive semi-detached property offers deceptively spacious accommodation which has been enhanced by the current owner to create a stylish and practical home. With modern décor, upgraded radiators, a recently fitted shower room and a versatile layout this is a MUST SEE.

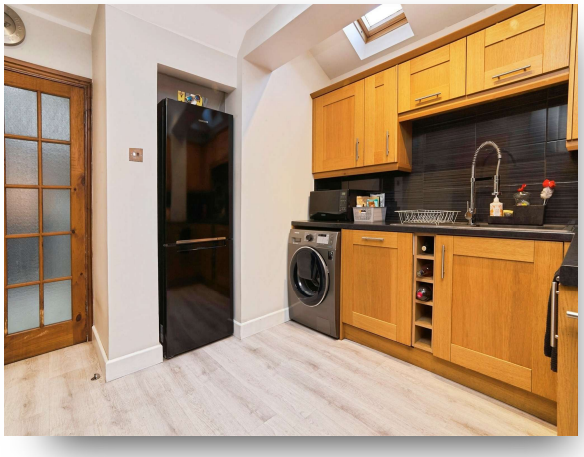












Property Information
Situated in the ever-popular Bramley area of Leeds, this beautifully presented two double bedroom semi-detached home has been thoughtfully improved by the current owner, including the addition of a stylish modern shower room. Offering versatile accommodation throughout, the property features a spacious front reception room which could also be utilised as an occasional ground floor bedroom, a stunning open-plan kitchen, dining and living space complete with wood-burning stove and two generous double bedrooms. Externally, there is a multi-vehicle driveway to the front and a substantial rear garden with fruit trees and a garden shed. Ideally placed for well-regarded schools, local amenities and excellent transport links, this fantastic home is sure to appeal to a wide range of buyers.

Entrance Hall
A welcoming entrance hallway providing access to the ground floor accommodation and staircase rising to the first floor. A bright and inviting introduction to the home.

Downstairs Wc
Fitted with a low flush WC and wash hand basin, offering excellent convenience for guests and everyday family living.

Lounge
Currently utilised as a home office, this versatile room enjoys a pleasant outlook to the front elevation and could easily serve as a traditional lounge, hobby room, playroom or even an occasional ground floor bedroom depending on individual requirements.

Kitchen, Dining & Living Area
The true heart of the home, this fantastic open-plan space has been designed with modern lifestyles in mind.

The kitchen is fitted with a range of contemporary wall and base units incorporating integrated appliances and generous work surface space. Stylish spotlights and upgraded radiators enhance the overall finish, whilst the dining area provides ample room for family meals and entertaining.

Opening seamlessly into the living area, the focal point is the charming wood-burning stove which creates a warm and welcoming atmosphere throughout the colder months. Flooded with natural light, this versatile space is ideal for relaxing, socialising and everyday family life.

Landing
A spacious landing area providing access to all first-floor rooms. The property benefits from a boarded loft complete with ladder access, offering excellent additional storage.

Bedroom One
A generous double bedroom beautifully presented and offering ample space for a range of bedroom furnishings. A comfortable and peaceful room perfect for unwinding at the end of the day.

Bedroom Two
A further well-proportioned double bedroom benefiting from useful built-in storage. The room also houses the property's approximately 10-year-old boiler, neatly concealed whilst retaining valuable floor space.

Modern Shower Room
A superb addition by the current owner, the stylish shower room has been fitted to a modern standard and comprises a walk-in shower enclosure, wash hand basin and low flush WC. Contemporary fixtures and fittings create a sleek and attractive finish.

Outside
To the front, the property benefits from a multi car driveway.

To the rear is a particularly generous garden plot offering excellent outdoor space for families, gardeners and those who enjoy entertaining. The garden features established fruit trees, lawned areas, seating space and a useful garden shed, creating a wonderful outdoor environment to enjoy throughout the year.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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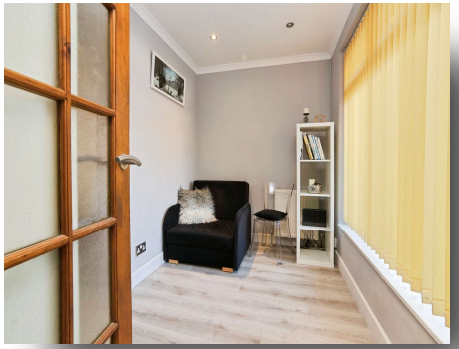
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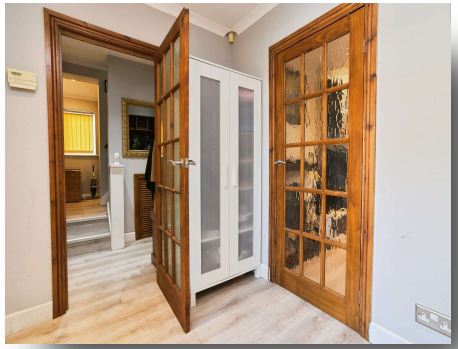
- Stunning two double bedroom semi-detached home
- Impressive open-plan kitchen, dining and living area
- Versatile front reception room/home office
- Stylish modern shower room
- Boarded loft with ladder access

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers in the region of

£239,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY114325

The Property Ombudsman

Property Ref:
PDY114325 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.