K W Estates are delighted to offer for sale this ready to move into two double bedroom terrace home. The property offers deceptively spacious accommodation arranged over three floors and would make a perfect choice for a first time buyer, small family or investor.

Situated just off Hough Lane there are excellent public transport links to the surrounding areas. Commuting to Leeds and Bradford is made easy with the train station just a short walk away and a regular bus services between the two towns. Across Bramley Park is Bramley swimming baths where you will find a gym with fitness classes and Russian steam room. The Bramley shopping centre is a stone's throw away, as is Morrisons and Aldi supermarkets.

LOUNGE: 13'6" x 12'9"
Accessed via a hardwood front entrance door. Pleasant light décor with original cornice and deep skirtings. Feature 'Inglenook' style fire place. Carpeted flooring. Telephone and television points. Central heating radiator. Stairs to the first floor accommodation. Upvc double glazed window to the front elevation.

KITCHEN: 10'4 x 5'8
Fitted with a range of attractive wall, base and drawer units with heat resistant work surfaces over and complimentary tiled splash backs. Inset stainless steel sink unit with single drainer and mixer tap. Built under electric oven with four ring gas hob over. Upvc double glazed window to the front elevation. Access to:-

CELLARS:
Good dry storage cellars with plumbing for an automatic washing machine.

FIRST FLOOR LANDING:
Stairway to the second floor accommodation.









BEDROOM 1: 13'6" x 11'3"
A good sized room with pleasant light décor. Carpeted flooring. Central heating radiator. Upvc double glazed window to the front elevation.



BATHROOM/WC:
Containing a modern white three piece suite comprising: paneled bath with thermostatic mains powered T Bar shower and glazed shower screen. Pedestal wash hand basin and a low flush WC. Fully tiled walls in complimentary ceramics. Tiled flooring. Chrome central heating radiator. Opaque Upvc double glazed window to the front elevation.



SECOND FLOOR ACCOMMODATION:

BEDROOM 2: 17'11" x 10'0"
A lovely, large overall attic bedroom with light décor. Useful eaves storage cupboards. Central heating radiator. Velux window to the ceiling.



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.

