



Brander Road, LEEDS LS9 6PR

welcome to

Brander Road, LEEDS

This three-bedroom semi-detached home is ready to move in condition and offers spacious accommodation throughout. The property boasts excellent outdoor space, including a driveway providing off-road parking and a detached garage.



Ground Floor

Porch

This bright and airy space benefits from double-glazed windows throughout, allowing plenty of natural light to flood in and create a warm, welcoming atmosphere..

Entrance Hall

Features a fitted radiator and a staircase leading to the first floor.

Living Room

The living room is positioned at the front of the property and offers a good amount of space. The room benefits from a double-glazed window, allowing plenty of natural light to fill the room, and a fitted radiator.

Lounge

A cosy and inviting second reception room, offering excellent versatility to suit a range of needs. This well-proportioned space benefits from a fitted radiator, a feature fireplace, and patio doors leading to the rear garden, creating a seamless connection between indoor and outdoor living.

Kitchen

The kitchen is a good-sized space that enjoys an abundance of natural light, thanks to double-glazed windows to both the side and rear elevations, as well as a rear external door. Fitted with a range of wall and base units, the kitchen offers ample worktop space, along with the added benefit of a built-in storage cupboard. The room is finished with tiled splashbacks and tiled flooring.

First Floor

Bedroom One

Bedroom One is a spacious double bedroom positioned at the front of the property. The room benefits from a double-glazed window, and a fitted radiator. Further enhancing the space are the built-in wardrobes, which provide excellent storage.

Bedroom Two

Bedroom Two is a well-proportioned double bedroom. The room benefits from a double-glazed window to the rear, and a fitted radiator for. In addition, fitted wardrobes offer excellent storage space.

Bedroom Three

Bedroom Three is a single bedroom located at the front of the property. The room benefits from a double-glazed window and a fitted radiator.

Shower Room

The shower room is located at the rear of the property and benefits from a rear double-glazed window. The suite comprises a shower cubicle, a vanity wash hand basin with useful under-sink storage, and a WC.

Outside

The property boasts excellent outdoor space, making it ideal for families and those who enjoy spending time outside. To the front, there is a well-maintained garden and a driveway providing off-road parking, which extends down the side of the property to a detached garage situated at the rear. The generous rear garden offers a variety of spaces to enjoy, including patio areas perfect for outdoor dining and entertaining, alongside a spacious lawned section. At the far end of the garden, there is a large shed providing useful additional storage.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.



view this property online [williamhbrown.co.uk/Property/OAK109892](https://www.williamhbrown.co.uk/Property/OAK109892)



welcome to

Brander Road, LEEDS

- SEMI DETACHED
- THREE BEDROOMS
- FRONT AND REAR GARDENS BOTH WELL PRESENTED AND GREAT SIZE
- DRIVEWAY - PROVIDING OFF STREET PARKING
- TWO FANTASTIC RECEPTION ROOMS WITH PATIO DOORS TO THE REAR

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

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/OAK109892](https://www.williamhbrown.co.uk/Property/OAK109892)



Property Ref:
OAK109892 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)