



HOME

MARKETING & MANAGEMENT

BELL LANE, BRAMLEY LS13 2LN

£164,950



Spacious Mid Town House

2 Double Bedrooms

Modern Shaker Dining Kitchen

Low Maintenance Gardens

Modern Shower Room

uPVC Dble Glzng. Gas C/Heating

Excellent Storage Space

Council Tax Band A

Central Bramley Location

No Chain Sale

£164,950



A deceptively spacious 2 Double Bedroom town house that would make an ideal starter home or BTL portfolio addition.

Porch leads to practical entrance hall and then into the generous kitchen/ diner - with shaker style wall and base units with integrated oven and gas hob.

Under counter space for fridge/ freezer or dishwasher and washing machine.

This room also benefits from a practical large store/pantry. An inner hallway provides access to a further store room and stairs to first floor. The good sized lounge at the rear has a wall mounted electric fire and window plus french doors to the rear garden.

The first floor has a large landing and access to four further store cupboards with ample hanging/ store space and the combi boiler. The modern shower room has a mains shower. To the front of the property is a generous double and to the rear is a further generous double. Outside there is a low maintenance fenced rear garden with patio area, shed with access gate and to the front is a small pebbled front garden, path and 2 further external stores. There is off road parking to the front.

This property would make an ideal first time buyer home with scope to personalise or a great addition to an investor portfolio with likely pcm rent of £875. It has good commuting links to Leeds and is in close proximity to benefit from all the amenities Bramley has to offer.

TENURE
Freehold

ROOM MEASUREMENTS

- PORCH 4' 0" x 2' 9" (1.22m x 0.85m)
- ENTRANCE HALL 5' 3" x 2' 6" (1.61m x 0.78m)
- DINING KITCHEN 17' 2" x 11' 4" (5.25m x 3.46m) max
- INNER HALL 9' 2" x 5' 7" (2.81m x 1.71m)
- LIVING ROOM 11' 6" x 10' 9" (3.51m x 3.29m)
- STAIRS & LANDING 11' 6" x 2' 7" (3.51m x 0.8m)
- DOUBLE BEDROOM 1 11' 6" x 10' 10" (3.51m x 3.31m)
- DOUBLE BEDROOM 2 11' 3" x 9' 1" (3.43m x 2.78m)
- SHOWER ROOM 7' 5" x 6' 1" (2.28m x 1.87m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OPENING HOURS

Pudsey Office
Monday to Friday 8.30am – 5.00pm
Saturday 9.00am – 1.00pm
Sunday & Bank Holidays Closed

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

