



HARLEY GARDENS,
BRAMLEY, WEST
YORKSHIRE, LS13
4QB
£200,000

3 Bedroom House

LINLEY &
SIMPSON

CHAIN FREE SALE of this THREE BEDROOM SEMI DETACHED HOUSE. Available for sale now is this deceptively large, three-bedroom semi located between Pudsey and Bramley. The house is in smart condition and needs little/ no work! Currently the house is rented and it could make a fantastic rental for landlords or would be a great first time home.

Bramley is a historic Yorkshire town which was originally built for millworkers due to Leeds' famed involvement in the textile industry. Located in West Leeds nestled between Kirkstall and Pudsey, Bramley is a residential town but it is certainly self-sufficient with supermarkets and shops and a bustling town centre. Bramley also has fantastic road links and easy access to the motorways and bus links too for commuting, not to mention its train station which is less than 15 minutes from Leeds City Centre. There are communal green spaces to be found throughout and there are good primary and secondary schools close by and there are remnants of Bramley's historic past in the form of many stone mills from the industrial revolution.

Ground Floor

Entrance Hall

Main entrance into the house is via a large front internal hall, this is a handy space for removing coats and shoes after enjoying the local countryside. There is also a side external door leading to the kitchen that may be very useful for unloading shopping etc.

Living/ Dining Room

The main reception room in the house is the large living/ dining room. This is a very decent sized space with a large, front-facing window looking over the front garden and to the rear there is a large window looking over the rear garden. This large reception room spans the full depth of the house.

Kitchen

The kitchen has ample wall and base units, including storage under counter. This a nice bright room and has modern white wall and base units and a tiled backsplash. There is plumbing in this room for washing machine and a storage cupboard/ pantry in the kitchen too as well as the side external door.

Utility Room/ Outhouse

Accessed externally outside the kitchen there is an outhouse which has plumbing and electricity and therefore would make a great utility room. The space is currently used as additional storage which is also handy.

First Floor

Master Bedroom

The master bedroom on the first floor and is a large, front-facing double bedroom with an outlook over the front aspect including valley views over the houses opposite. This is a nice, bright room (having such a large window) and there is ample floor-space for furnishings.

Bedroom Two

The second bedroom is another double at the rear of the first floor looking over the rear garden.

Bedroom Three

The third bedroom is a nice sized single which is currently being used as a home office. There is a bulkhead in the third bedroom which could be turned into additional storage if needed.

House Bathroom

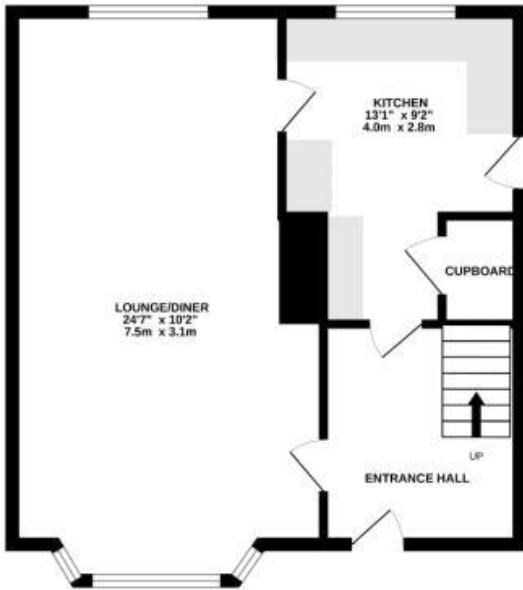
The house bathroom is located on the first floor and is a white, three-piece suite including a P-shaped bath with over-head shower, hand basin and toilet. There is white tiling in the bathroom giving a modern finish.

External

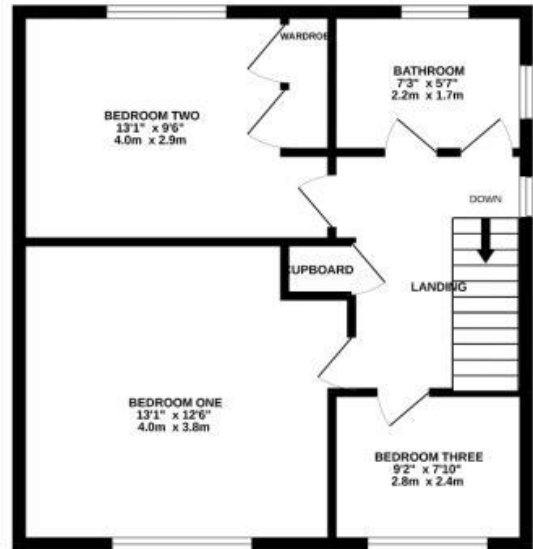
Externally there is a large plot which has gardens to the rear, front and side to be enjoyed by the lucky buyer. There is a potential (STPP) to create off street parking like several of the neighbours have, plus there is a development potential at the house to incorporate the outhouse into the floor space plus further extension (STPP).



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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