



BROADLEA  
TERRACE, BRAMLEY,  
LEEDS, LS13 2SG  
£175,000

3 Bedroom House

LINLEY &  
SIMPSON

THREE BEDROOM SEMI DETACHED HOME. Available for sale with NO ONWARD CHAIN is this lovely, three-bedroom house in a large plot in Bramley. The house has a modern kitchen and bathroom, large and private rear garden and good room sizes too.

Bramley is a historic Yorkshire town that 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 front internal porch, this is a handy space for removing coats and shoes after enjoying the local countryside.

### **Living Room**

The main reception room at the front of the house is the large living room. This is a very decent sized space with a large, rear-facing window looking over the private rear garden. The living room like the rest of the house has tasteful neutral décor and modern grey carpets.

### **Kitchen**

The kitchen has ample wall and base units, including storage under counter. There is a rear facing door and window looking over the rear garden as well as a front facing window, which makes this room very light and airy. There is space should the lucky buyer need to put a dining table in this room with the removal of the breakfast bar which is currently in place. There is a pantry at the front of the house, which runs under the stairs.

## **First Floor**

### **Master Bedroom**

The master bedroom on the first floor and is a large, rear-facing double bedroom with an outlook over the private garden. This is a nice, bright room with space for a large double bed within as well as space for other furnishings.

### **Bedroom Two**

The second bedroom is a nice sized double bedroom also located at the rear of the house. This is a nice 'square' shaped room which lends itself to being laid out a number of different ways if needed.

### **Bedroom Three**

The third bedroom is a single room on the first floor looking over the front aspect. To the front there is a communal greenspace as well as council maintained trees making for a nice outlook. There is a boiler cupboard built into the third bedroom which can double up as airing cupboard.

### **House Bathroom**

The house bathroom is located on the first floor and is a very tasteful, modern and white, three-piece suite including a bath with over-head shower, toilet and hand basin at the front of the house. The bathroom has mosaic style tiles from floor to ceiling and a large built in mirror on one wall.

### **External**

Externally at the front there is a private garden which has a large hedge boundary for privacy and security. There is access down the side of the house to the private rear garden which loads to a tiered garden, the bottom tier which borders the house has a flagged patio, above that there is a nice lawned section and then at the top is a private, patio'd section too, which is to be enjoyed year round (Yorkshire weather permitting).

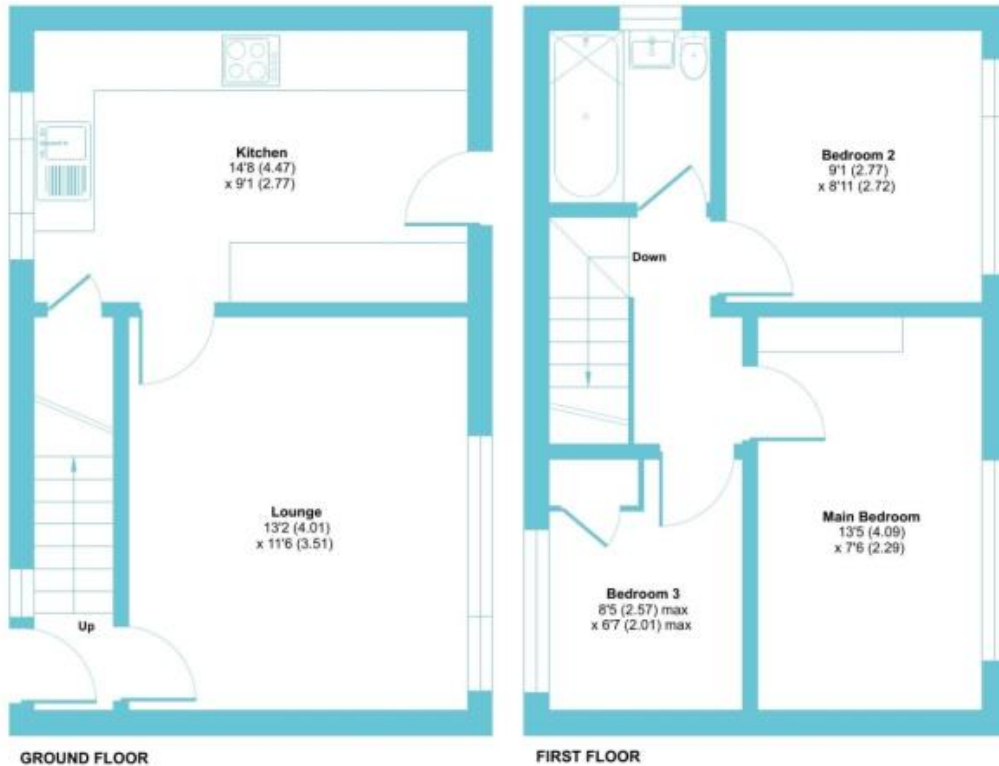




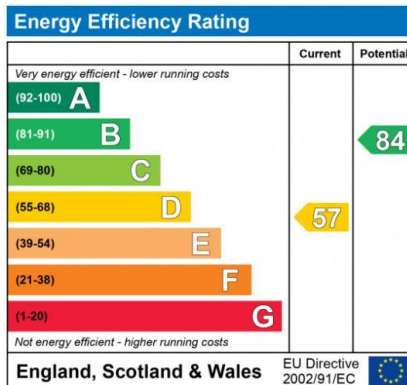
# Broadlea Terrace, Leeds, LS13

Approximate Area = 660 sq ft / 61.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Linley & Simpson. REF: 842946



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.

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