



SUMMERFIELD
DRIVE, BRAMLEY,
LEEDS, LS13 1AJ
£140,000

3 Bedroom House

LINLEY &
SIMPSON

DEVELOPMENT/ IMPROVEMENT POTENTIAL. Available for sale is this LARGE THREE BEDROOM, semi-detached house in a POPULAR RESIDENTIAL NEIGHBOURHOOD with nearby amenities, transport links and schools too. This property is a non-standard construction property. Please seek advice from our mortgage advisor for more information.

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.

Accommodation

Ground Floor

Entrance

Main entrance into the property is via the front porch that leads to a large hallway on the ground floor.

Living Room

The main reception room in the house is the very large room that runs the full depth of the house. Because of this, there are large windows at the front and at the rear, showing off the views of playing fields and the large lawned garden respectively.

Kitchen

The kitchen is a well-proportioned room adjacent to the living room in this house. Although in need of full refurbishment; the kitchen is large and could be made larger with the inclusion of two huge storage rooms and of course potentially extending into the garden at the side or rear (Subject to proper planning).

First Floor

Master Bedroom

The master bedroom on the first floor and is a front-facing double bedroom. This is a nice, bright room with space for a large double bed within as well as furniture besides. The master bedroom is a front facing room that looks over the open parkland opposite, which makes the room, feel bright and airy.

Bedroom Two

The second bedroom is also located on the first floor and is another large double bedroom that has a view over the expansive rear garden. The second bedroom is another good-sized double bedroom; and has large built in wardrobes along one wall.

Bedroom Three

The third bedroom is a decent sized single bedroom at the front of the house.

House Bathroom and W.C

The house bathroom is located on the first floor and benefits from a full sized bath with over-head shower and hand basin. Next to the bathroom is a separate W.C including a toilet. This is not uncommon for the age of the property and many of these style houses have had both rooms combined into one large bathroom.

External

At the front of the house there is front garden including a driveway for off street parking. There is a large paved side garden also which leads to the rear garden which is large and mostly laid to lawn. In the rear garden there is a brick built shed that is a lovely storage area.

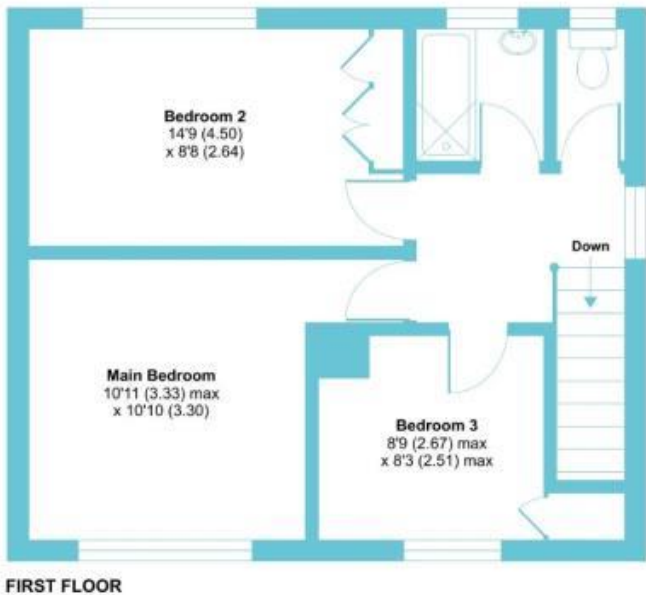
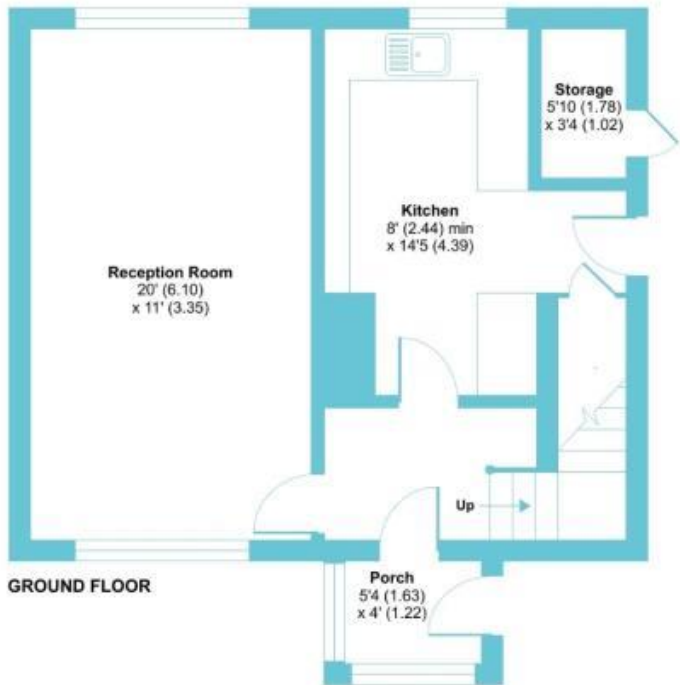
Additional Information

We are aware that this house is of 'non-standard construction' which is very common in this part of Leeds and Leeds as a whole. Due to the property being 'non-standard' construction; we do advise seeking mortgage advice, please feel free to call and discuss this property and the option of purchasing with a mortgage with one of our mortgage advisors today - the property is 'mortgage-able' but some smaller lenders will not be able to lend against this house.

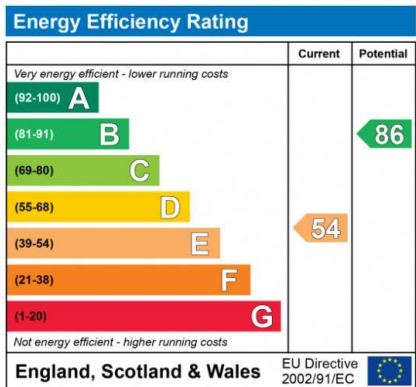


Summerfield Drive, Leeds, LS13

Approximate Area = 1008 sq ft / 93.6 sq m
Storage = 19 sq ft / 1.8 sq m
Total = 1027 sq ft / 95.4 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). © nichecom 2022. Produced for Linley & Simpson. REF: 799231



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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