



**HomeBuyers**

PROPERTY SERVICES

TOWER LANE, ARMLEY LS12 3SD

**£299,999**





## BRIEFLY COMPRISING

Entrance Porch. Living Room with Garden Room Area. Kitchen with Dining Area. First Floor Staircase and Landing. Double Bedroom. Large Single Bedroom. House Spa Bathroom. Second Floor Master Double Bedroom. En Suite Shower Room.

## LOCATION

Good access to Armley, Bramley, Farsley and Pudsey Town Centre amenities, local shops, supermarkets, schools, parks, nature reserve, cafes, pubs, the Aire valley, swimming pool, golf course, tennis courts, Kirkstall Valley Retail Centre, and commuting to Leeds and Bradford by car and bus via the nearby Stanningley Bypass and Leeds Ring Road and by train from Bramley railway station.

## DIRECTIONS

From Bramley Town End roundabout, follow Henconner Lane. At the second traffic lights, turn left on to Green Hill Road which becomes Hill Top Road. Ignore the turning on the left marked Tower Lane and turn third left on to Town Street and immediately first left on to Tower Lane which becomes an unadopted road. The property is situated on the right just before the first bend. N.B. there is no HomeBuyers For Sale sign at the property. Parking is available at the head of the pebbled drive.

## TENURE

Freehold

## COUNCIL TAX BAND

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## DISCLAIMER

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 HomeBuyers.







**GENERAL DESCRIPTION**

SUBSTANTIAL & WELL PRESENTED STONE BUILT CHARACTER BACK TO BACK TERRACE RESIDENCE believed to DATE BACK to 1600's \*\* THREE BEDROOMS (TWO DOUBLE plus LARGE SINGLE; FITTED MIRRORED WARDROBES & EN SUITE SHOWER ROOM to MASTER BEDROOM) \*\* GENEROUSLY PROPORTIONED ACCOMMODATION of c. 1,200 sq.ft. to THREE FLOORS \*\* LONG DISTANCE VIEW \*\* SYMPATHETICALLY MODERNISED whilst RETAINING CHARACTER FEATURES \*\* EXPOSED WALL & CEILING BEAMS \*\* OAK WOOD & FOSSILISED LIMESTONE FLOORING \*\* RECESSED SPOTLIGHTS \*\* RIBBED OAK DOORS \*\* SPACIOUS LIVING ROOM with FEATURE EXPOSED STONE INGLENOOK FIREPLACE & WOOD BURNING STOVE, GARDEN ROOM AREA with PATIO DOORS \*\* MODERN FITTED OAK SHAKER STYLE KITCHEN with DINING AREA, POLISHED GRANITE WORKTOPS & UPSTANDS, TRAVERTINE DIAMOND MOSAIC TILED SPLASHBACKS, WHITE POT SINK, DECORATIVE LEADED GLAZED ILLUMINATED DISPLAY CABINETS, LEISURE DUAL FUEL RANGE COOKER, INTEGRAL DISHWASHER, FRIDGE & FREEZER \*\* CERAMIC TILED MODERN WHITE FOUR PIECE SPA BATHROOM with JACUZZI BATH, MULTI-POINT SHOWER ENCLOSURE \*\* Gas CENTRAL HEATING with COMBINATION BOILER \*\* OAK STYLE uPVC DOUBLE GLAZING \*\* SECURITY ALARM \*\* EXTENSIVE ENCLOSED THREE TIERED LOW MAINTENANCE STONE FLAGGED & PEBBLED PATIO GARDEN with FEATURE STONE CIRCLES, DECORATIVE METAL RAILINGS & GATE, KOI POND, BARBEQUE \*\* STORAGE AREA & TWO SHEDS \*\* LONG PEBBLED TANDEM DRIVE (Pedestrian Right of Way) \*\* TUCKED AWAY yet CONVENIENT LOCATION towards HEAD of UNADOPTED ROAD \*\* GOOD ACCESS to LOCAL AMENITIES & COMMUTING to LEEDS & BRADFORD \*\* OF PARTICULAR INTEREST to DISCERNING FAMILIES & PROFESSIONAL COUPLES SEEKING IMPRESSIVE & WELL PROPORTIONED CHARACTER ACCOMMODATION with a DELIGHTFUL TERRACED GARDEN in A SECLUDED POSITION.



ACCOMMODATION COMPRISES

ENTRANCE PORCH

3' 11" x 3' 8" (1.19m x 1.12m)



LIVING ROOM

16' 4" x 11' 10" (4.98m x 3.61m) max





OPEN PLAN GARDEN ROOM  
8' 11" x 6' 3" (2.72m x 1.91m)



KITCHEN

12' 10" x 8' 9" (3.91m x 2.67m) max





**DINING AREA**

8' 8" x 8' 5" (2.64m x 2.57m) max

**OPEN PLAN LOBBY**

5' 0" x 3' 1" (1.52m x 0.94m)



**FIRST FLOOR STAIRCASE AND LANDING**

12' 4" x 6' 1" (3.76m x 1.85m) max





DOUBLE BEDROOM 2

13' 2" x 12' 0" (4.01m x 3.66m) max





**BEDROOM 3**

15' 0" x 8' 11" (4.57m x 2.72m) max



**HOUSE SPA BATHROOM**

8' 2" x 7' 1" (2.49m x 2.16m)





SECOND FLOOR STAIRCASE AND LANDING

4' 1" x 2' 9" (1.24m x 0.84m)



MASTER DOUBLE BEDROOM

15' 11" x 11' 0" (4.85m x 3.35m) max





EN SUITE SHOWER ROOM  
8' 10" x 4' 10" (2.69m x 1.47m)



EXTERNAL FRONT









LONG PEBBLED DRIVE  
Pedestrian right of way.



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### Ground Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



### First Floor

Approx. 42.6 sq. metres (458.7 sq. feet)

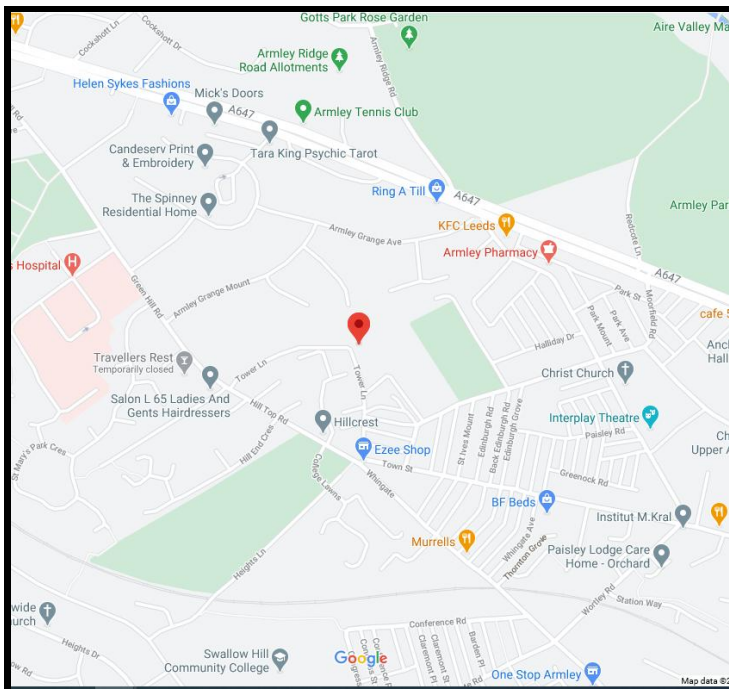


### Second Floor

Approx. 24.7 sq. metres (265.6 sq. feet)



Total area: approx. 112.1 sq. metres (1206.8 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 49   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy efficiency.

### OPENING HOURS

#### Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

Pudsey, 4 The Ives, Lidget Hill,  
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