



HomeBuyers

PROPERTY SERVICES

9 PARK VIEW, UPPER TOWN STREET, BRAMLEY LS13 3JX

£69,999



BRIEFLY COMPRISING

Entrance Hall. Living / Dining Room with Open Plan Kitchen. Double Bedroom. Bathroom.

LOCATION

Good access to Bramley town centre amenities, local shops, parks, leisure centres, golf course, swimming pool, supermarkets, schools, pubs, the Aire valley with canalside walks, nature reserves, The Kirkstall Valley Retail Centre, The Owlcotes Centre with Asda and M&S, and travel to Leeds and Bradford by bus, train and car via the conveniently located Leeds Ring Road and railway station.

DIRECTIONS

From our Pudsey office, turn left and immediately left again at the traffic lights on to Lowtown. Proceed straight ahead through the next traffic lights as the road become Swinnow Road, straight through the next two traffic lights as the road becomes Hough Lane, round a right hand and left hand bend and past the library. At the next traffic lights turn left on Upper Town Street (A657) where the property is located to the left opposite the parade of local shops and may be identified by the HomeBuyers For Sale board. Parking is available on Moorfields, first left after the property.

TENURE

999 year long leasehold from 1st June 2006. Ground rent c. £207 p.a. Service charges c. £1,140 p.a. payable quarterly.

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 STYLISHLY PRESENTED & WELL PROPORTIONED GROUND FLOOR APARTMENT ** ONE LARGE DOUBLE BEDROOM with FEATURE CONTOURED BEDHEAD & WALL LIGHTING ** CONTEMPORARY CO-ORDINATING LIGHT & DEEP NEUTRAL DECOR ** MODERN DEVELOPMENT OF A CONVERTED CHARACTER VICTORIAN STONE BUILT MILL BUILDING RETAINING HIGH CEILINGS & TALL WINDOWS TO EMPHASISE SPACE & LIGHT ** SPACIOUS LIVING ROOM WITH DINING AREA & OPEN PLAN MODERN FITTED GREY GLOSS KITCHEN WITH MARBLED STYLE WORKTOPS, MIRRORED SPLASHBACKS, OVAL STAINLESS STEEL SINK, DRAWERS, INTEGRAL FRIDGE & FREEZER, WASHER / DRYER, BLACK CERAMIC ELECTRIC HOB, ELECTRIC OVEN, BEECH STYLE LAMINATE FLOORING ** MODERN WHITE BATHROOM WITH MANS MIXER SHOWER over Bath, GLAZED SHOWER SCREEN, PART CERAMIC WALL TILING ** LARGE PRIVATE ENTRANCE HALL WITH CYLINDER / STORAGE CUPBOARD ** ELECTRIC WALL PANEL HEATERS ** UPVC DOUBLE GLAZING ** DOOR ENTRY INTERCOM PHONE ** COMMUNAL PARKING AREA ** WOODED OUTLOOK ** RESIDENTIAL CUL DE SAC LOCATION ADJACENT TO BRAMLEY PARK WITH EXTENSIVE LAWNS & PLAYING FIELDS ** CONVENIENT FOR ALL LOCAL AMENITIES & TRAVEL TO LEEDS & BRADFORD BY CAR, BUS & TRAIN ** OF PARTICULAR INTEREST TO FIRST TIME BUYERS, PROFESSIONAL COUPLES & LANDLORDS SEEKING STYLISH & WELL SIZED CONTEMPORARY ACCOMMODATION IN A CHARACTER PROPERTY ENJOYING AN ADVANTAGEOUS PARKSIDE LOCATION ** PRESENTLY TENANTED ** NO CHAIN SALE.

ACCOMMODATION COMPRISES

ENTRANCE HALL

9' 11" x 4' 3" (3.02m x 1.3m)



LIVING / DINING ROOM / OPEN PLAN KITCHEN

16' 6" x 14' 2" (5.03m x 4.32m) max







DOUBLE BEDROOM
13' 6" x 8' 11" (4.11m x 2.72m) max



BATHROOM

7' 5" x 5' 8" (2.26m x 1.73m) max



SHARED ENTRANCE LOBBY AND ACCESS CORRIDOR



EXTERIOR



PARKING AREA



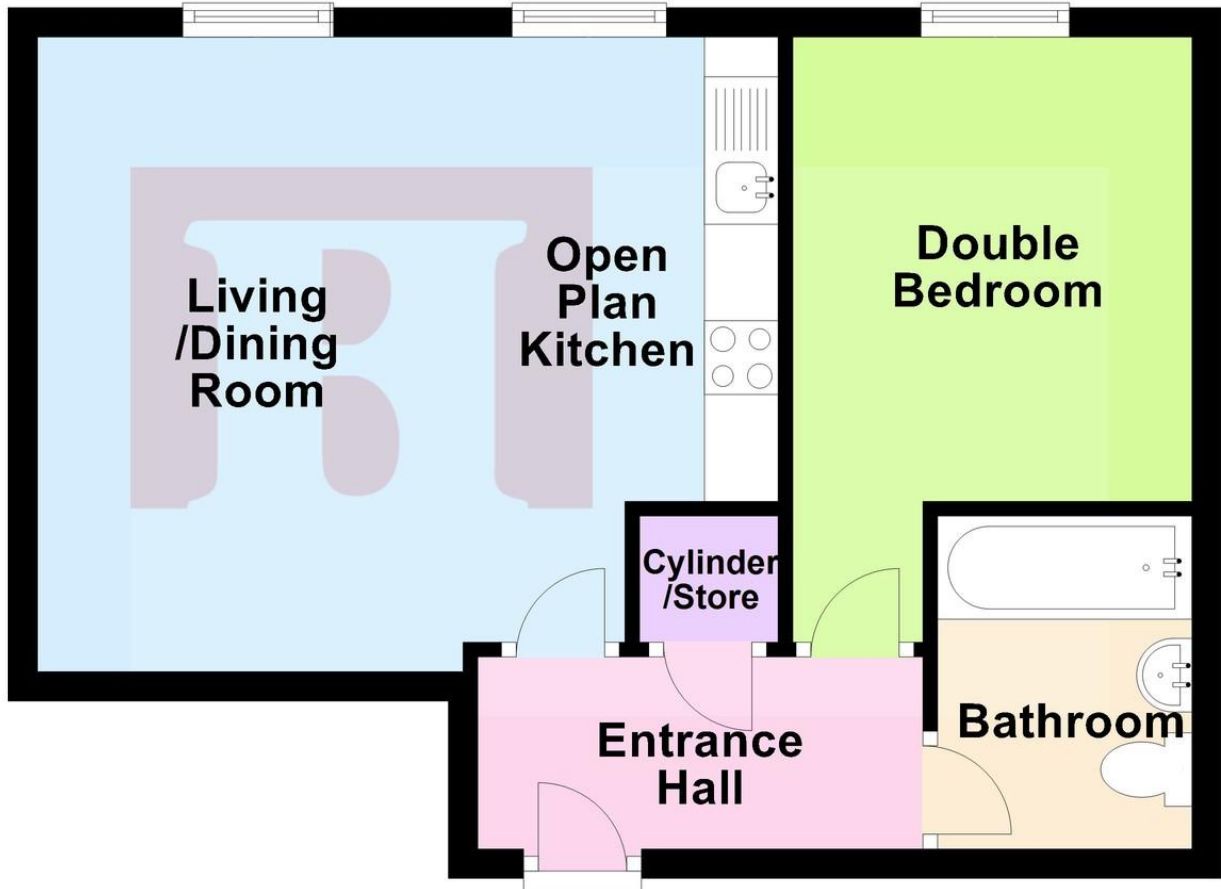
BRAMLEY PARK



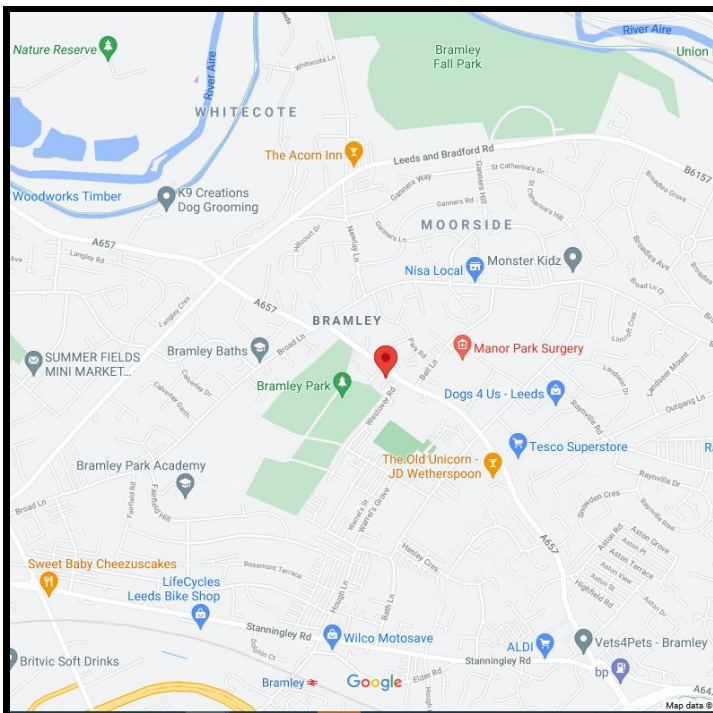


Floor Plan

Approx. 39.6 sq. metres (426.3 sq. feet)



Total area: approx. 39.6 sq. metres (426.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	42 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

9.00am – 5.30pm

9.00am – 4.00pm

Closed

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