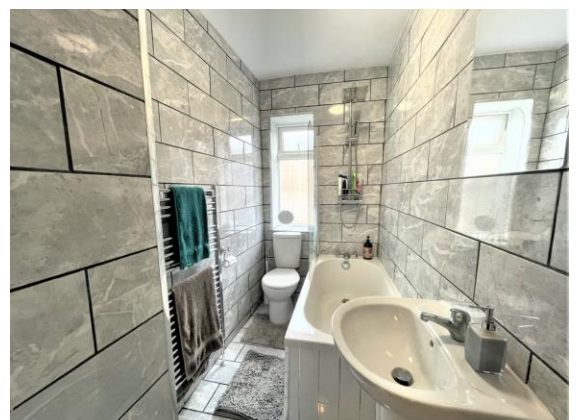




HOME
MARKETING & MANAGEMENT

HENLEY ROAD, BRAMLEY LS13 3AJ

£145,000



Mature Inner Town House
3 bedrooms (2 Double & Study / Nursery)
Gas combi c/h & Double Glazed
Gloss Fitted Dining Kitchen
Neutral Decor Throughout
Modern Tiled Bathroom
Rear Patio Garden
Popular Convenient Location
Viewing Recommended
Ideal for FTB, Investor or Small Family

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£145,000

GENERAL DESCRIPTION

A well presented three bedroom mid town house situated in a residential location in the popular are of Bramley. Will be of particular interest to professionals and young families alike seeking a well maintained home which benefits from: White Upvc double glazing; gas central heating with combination boiler; modern décor; modern fitted dining kitchen; rear patio garden with astro turf; modern white three piece bathroom suite. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and location of this lovely home.

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 14' 4" x 13' 0" (4.37m x 3.96m)

LIVING ROOM 13' 9" x 10' 2" (4.19m x 3.1m) max

DINING KITCHEN 13' 6" x 11' 2" (4.11m x 3.4m)

STAIRCASE AND LANDING 8' 10" x 5' 5" (2.69m x 1.65m)

DOUBLE BEDROOM 1 14' 4" x 7' 8" (4.37m x 2.34m) max

DOUBLE BEDROOM 2 11' 2" x 8' 10" (3.4m x 2.69m) max

STUDY / NURSERY / BEDROOM 3 8' 5" x 5' 5" (2.57m x 1.65m) max

BATHROOM 7' 9" x 4' 5" (2.36m x 1.35m) max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

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 HomeMM.

