



12 The Parade, Bramhope, LS16 9AF

£150,000 - £160,000

Guide Price





For sale is this immaculate, ground floor flat, ideally positioned in a sought after location with local amenities and green spaces just a stone's throw away, including nearby parks for leisurely walks. This property is ideal for first-time buyers or investors seeking a promising investment opportunity.

The property boasts one good-sized reception room, perfect for entertaining or relaxing, and a functional kitchen where the current owner has recently upgraded the window to improve the energy efficiency of the property. This is noted in the property's current EPC rating of E, however, the improvements made by the owner are likely to have had a positive impact.







**Ground Floor  
Flat**



**1**



**1**



**1**



**Allocated**



**Council  
Band - B**



**EPC - E**



**Share of  
Freehold**





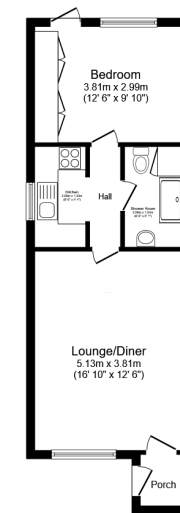
The flat offers a generously sized double bedroom that features built-in wardrobes, offering ample storage space. Completing the accommodation is a well-maintained bathroom, ensuring all your needs are catered for within the property.

One of the distinct attributes of this property is the inclusion of a south facing garden, capturing maximum sunlight throughout the day, which is a rare find for a flat. In addition, there is ample parking available for residents, further enhancing the practicality of this dwelling.

The property falls within Council Tax Band B, which is another attractive feature, particularly for first-time buyers or investors looking to keep costs down.

Nestled in the heart of West Yorkshire, Bramhope is a charming and sought-after village that combines the tranquillity of rural living with exceptional access to urban amenities. Known for its stunning countryside views, picturesque stone cottages, and close-knit community, Bramhope offers a peaceful retreat from the hustle and bustle of city life.

This village boasts excellent transport links, making it perfect for those commuting to Leeds, Harrogate, or beyond. The nearby A658 and the Leeds-Bradford Airport offer quick access to major roadways, while the train station in nearby Horsforth ensures you're just a short journey away from Leeds city centre.



Floor Plan  
Floor area 43.1 sq.m. (464 sq.ft.)

Total floor area: 43.1 sq.m. (464 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)