



HomeBuyers

PROPERTY SERVICES

RYCROFT DRIVE, BRAMLEY LS13 4NZ

£139,999



BRIEFLY COMPRISING

Entrance Porch. Reception Hall. Living Room. Dining Area. Kitchen. Utility / Storeroom. Staircase and Landing. Two Double Bedrooms. Single Bedroom. Bathroom. Separate WC. Garage.

LOCATION

Good access to Bramley, Farsley and Pudsey town centre amenities, supermarkets, local shops, pubs, schools, parks, leisure centres, golf course, the Aire valley with canalside walks, nature reserves, The Owlcotes Centre with Asda and M&S, and commuting 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 on Lidget Hill and then immediately left again at the traffic lights on to Lowtown which becomes Swinnow Road. Proceed through the next two traffic lights and then take the first left on to Rycroft Drive where the property is located on the left and may be identified by the HomeBuyers For Sale board.

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

SPACIOUS & WELL PROPORTIONED FULLY REFURBISHED MATURE Brick Built END TOWN HOUSE ** THREE BEDROOMS (TWO DOUBLE plus LARGE SINGLE)

** LARGER THAN AVERAGE CORNER PLOT with LAWNED & PATIO GARDENS to THREE SIDES ** HIGH

QUALITY STYLISH NEUTRAL & LIGHT GREY PRESENTATION ** LIVING ROOM with FEATURE REMOTE CONTROL "HOLE IN THE WALL" FIRE & OPEN PLAN to DINING AREA with PATIO DOORS to REAR GARDEN ** MODERN FITTED WHITE GLOSS KITCHEN with STAINLESS STEEL OVEN & BLACK CERAMIC HOB

** UTILITY / STOREROOM ** MODERN WHITE BATHROOM with ELECTRIC SHOWER over Bath ** SEPARATE WC ** White uPVC DOUBLE GLAZING ** PROGRAMMABLE RADIANT WHITE GLASS ELECTRIC WALL PANEL HEATING ** DRIVE & ATTACHED GARAGE ** CONVENIENT for LOCAL AMENITIES & COMMUTING to LEEDS & BRADFORD ** NO CHAIN

Sale. This beautifully presented home will be of particular interest to first time buyers, young families and professional couples seeking well proportioned, ready to move into accommodation with generous gardens in a convenient location.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

6' 2" x 3' 0" (1.88m x 0.91m)

Black Georgian style panelled front entrance door with patterned glazed archlight. White uPVC double glazed windows to three sides. Built-in garden storage cupboard. Light neutral decor. Grey stone tiled effect vinyl flooring. Access to reception hall.



RECEPTION HALL

9' 2" x 3' 8" (2.79m x 1.12m) max

White Georgian style panelled entrance door with patterned glazed archlight. Electric wall panel heater. Built-in cloak room cupboard with shelf. Light neutral decor. Moulded skirting boards. Access to first floor staircase. Georgian style panelled white wood grain effect doors to living room and utility / storeroom.



LIVING ROOM

13' 9" x 10' 7" (4.19m x 3.23m)

White uPVC double glazed window to front with vertical blinds. Feature remote controlled "hole in the wall" pebbled and flame effect electric fan fire. TV aerial point. Light neutral decor. Moulded skirting boards. Georgian style panelled white wood grain effect door to reception hall. Open plan to dining area.





DINING AREA

10' 7" x 7' 10" (3.23m x 2.39m)

Double glazed patio doors with vertical blinds to enclosed rear patio garden . Electric wall panel heater. Light neutral decor. Moulded skirting boards. Georgian style panelled white wood grain effect door to kitchen. Open plan to living room.

KITCHEN

11' 11" x 9' 1" (3.63m x 2.77m)

Modern fitted white gloss wall and base units including drawers and pan drawer, soft closure to doors and drawers, moulded cornices and pelmets. Grey marbled effect worktops. Grey bevelled brick style ceramic tiled splashbacks. Stainless steel single drainer sink with chromed mixer tap. Black ceramic four ring electric hob with extractor and light over in feature stainless steel canopy hood. Stainless steel electric fan assisted oven. Plumbing for automatic dishwasher. Space for upright fridge freezer. Remote controlled kickboard electric fan heater.

Fitted storage cupboard. Light neutral decor. Recessed spotlights to ceiling. Moulded skirting boards. Grey stone tiled effect vinyl flooring. White uPVC double glazed window to rear with vertical blinds and tiled sill. Georgian style panelled white wood grain effect doors to dining room and utility / storeroom.



UTILITY / STOREROOM

9' 2" x 5' 11" (2.79m x 1.8m) mx

White gloss larder and storage cupboards. Grey marbled effect worktops. Grey bevelled brick style ceramic tiled splashbacks. Plumbing for automatic washing machine. Understairs storage area with fitted shelving. Light neutral decor. Moulded skirting boards. Grey stone tiled effect vinyl flooring. Georgian style panelled white wood grain effect doors to kitchen and reception hall.



STAIRCASE AND LANDING

12' 4" x 4' 4" (3.76m x 1.32m) max

Banister rail to staircase. White square spindle balustrades to landing. Light neutral decor. Access to loft. Fitted storage cupboard with shelving. Fitted airing cupboard housing hot water cylinder. Georgian style panelled white wood grain effect doors to three bedrooms, bathroom and separate WC.



DOUBLE BEDROOM 1

10' 10" x 10' 9" (3.3m x 3.28m)

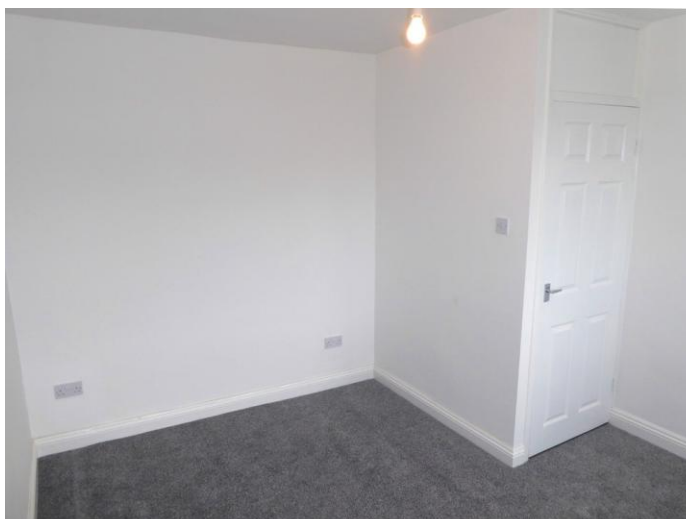
White uPVC double glazed window to front with vertical blinds. Electric wall panel heater. Built-in wardrobe with shelf. Light neutral decor. Moulded skirting boards. Georgian style panelled white wood grain effect door to landing.



DOUBLE BEDROOM 2

11' 2" x 10' 7" (3.4m x 3.23m) max

White uPVC double glazed window to rear with vertical blinds. Electric wall panel heater. Light neutral decor. Moulded skirting boards. Georgian style panelled white wood grain effect door to landing.



BEDROOM 3

10' 11" x 6' 7" (3.33m x 2.01m)

A larger than average single bedroom. White uPVC double glazed window to front with vertical blinds.

Electric wall panel heater. Built-in wardrobe with shelf. Light neutral decor. Moulded skirting boards.

Georgian style panelled white wood grain effect door to landing.



BATHROOM

6' 1" x 5' 6" (1.85m x 1.68m) max

Modern white two piece suite with chromed fittings.

Panelled 'P' bath with central taps, pop-up waste, electric shower over, curved glazed shower screen and marbled effect ceramic tiling to walls.

Rectangular vanity wash hand basin with monobloc tap, flip plug, tiled splashback and double storage cupboard below. Chromed electric heated towel rail. Light neutral decor. Moulded skirting boards.

Grey stone tiled effect vinyl flooring. White uPVC double glazed patterned window to rear with tiled sill and reveals. Georgian style panelled white wood grain effect door to landing.





SEPARATE WC

6' 4" x 2' 9" (1.93m x 0.84m) max
Modern white close coupled WC with matching white soft closure seat. Light neutral decor and marbled effect ceramic tiling. Moulded skirting boards. Grey stone tiled effect vinyl flooring. White uPVC double glazed patterned window to rear with deep tiled sill. Georgian style panelled white wood grain effect door to landing.



EXTERIOR

The property occupies a significantly larger than average corner plot with gardens to three sides.



EXTERIOR REAR

Enclosed rear flagged and pebbled patio garden.
Timber edged borders. Screening conifer hedge and mature variegated ivy. Holly tree. Exterior cold water tap. Capped block walling. Wood lap fencing and pedestrian gate to side garden.





EXTERIOR SIDE

South facing enclosed lawned garden. Shrubbery border. Privet hedge. Wood slat and wood paling fencing. Flagged path. Decorative metal pedestrian gate to drive and garage.



DRIVE AND GARAGE

18' 11" x 9' 3" (5.77m x 2.82m) max
Decorative metal double gates to concrete drive for one vehicle. Detached brick built single garage with metal ribbed up and over door, monopitch roof, power and light.



EXTERIOR FRONT

Pebbled patio garden. Screening conifer and privet hedging. Decorative metal pedestrian gate to flagged path and steps with metal hand rails.



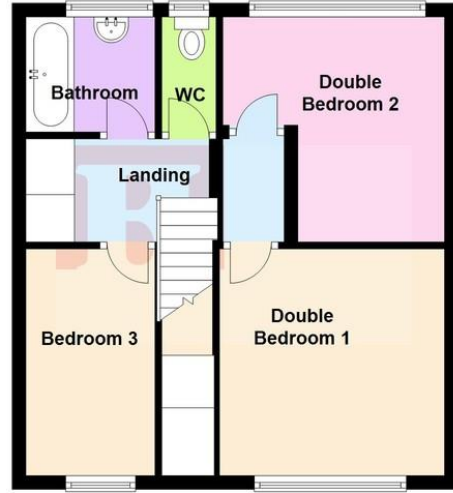
Ground Floor

Approx. 59.1 sq. metres (635.9 sq. feet)

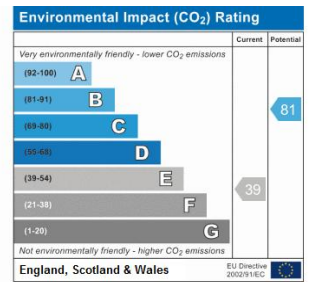
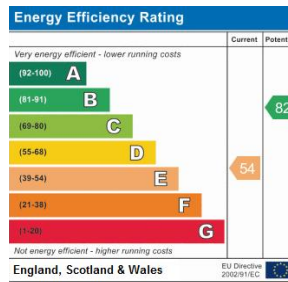
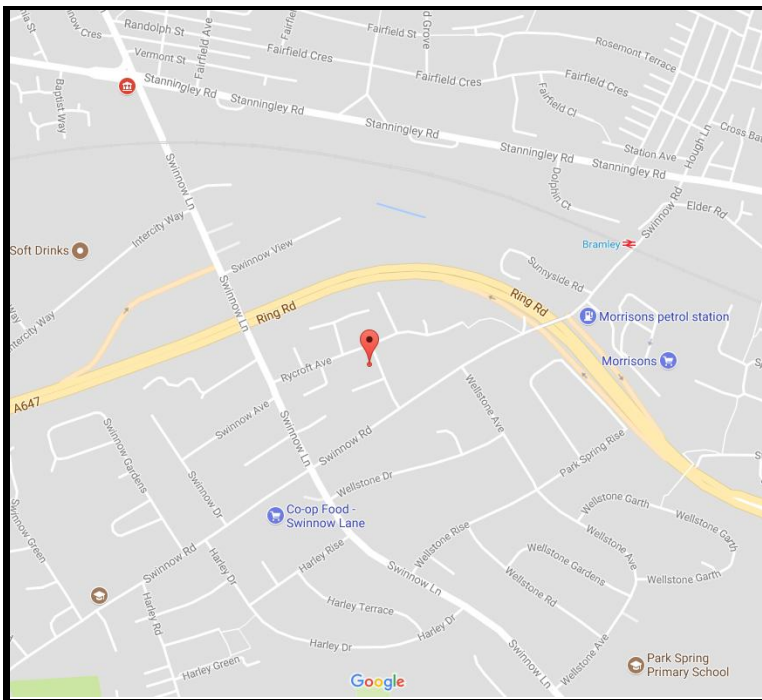


First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 98.2 sq. metres (1056.7 sq. feet)



OPENING HOURS

Farsley Office

Monday to Friday
Saturday
Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
10.00am – 2.00pm

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
Closed

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