

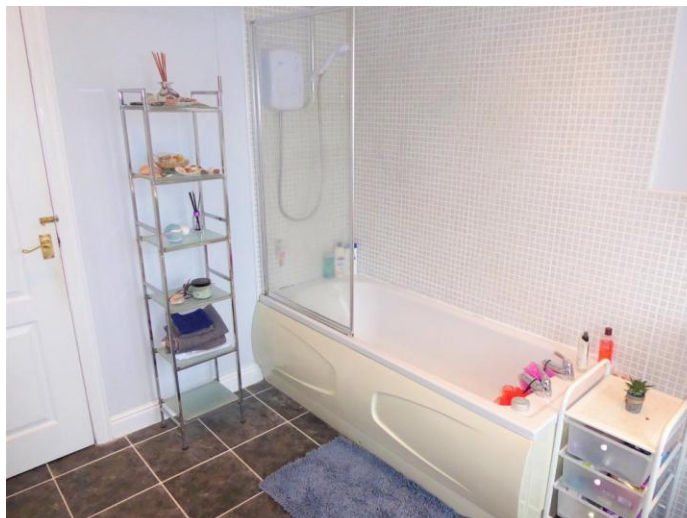


HomeBuyers
PROPERTY SERVICES

BEECROFT MOUNT , BRAMLEY LS13 3EU

£109,999





BRIEFLY COMPRISING

Entrance Lobby. Living Room. Breakfast Kitchen. First Floor Staircase and Landing. Master Double Bedroom. Bathroom. Second Floor Double Bedroom. Basement.

LOCATION

Good access to Bramley town centre amenities, local shops, schools, parks, supermarkets, pubs, cafes and restaurants, the Aire valley with canalside walks and nature reserve, The Owlcotes Retail Centre with Asda and M&S, The Kirkstall Valley Retail Park and commuting to Leeds and Bradford by car, bus and train via the nearby Ring Road and train station.

DIRECTIONS

From our office in Farsley, turn left and proceed down Town Street. At The Cenotaph turn right on to Bagley Lane. At the sharp bend turn right on to Coal Hill Lane. At the brow of the hill turn right on to Intake Lane. At the traffic lights, turn second left on to Broad Lane. Turn left on to Beecroft Mount where the property is located on the right 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

ATTRACTIVE & WELL PROPORTIONED MATURE Brick Built & Rendered DOUBLE FRONTED BACK to BACK TERRACE HOUSE ** TWO LARGE DOUBLE BEDROOMS (ONE with FITTED WARDROBES, BOTH with FEATURE ART DECO STYLE FIREPLACES) ** GENEROUSLY SIZED ACCOMMODATION to THREE FLOORS plus USEFUL BASEMENT ** ELEVATED LOCATION with LONG DISTANCE AIRE VALLEY VIEW ** SPACIOUS LIVING ROOM with DINING AREA & DECORATIVE ADAM STYLE FIREPLACE ** MODERN FITTED CREAM GLOSS BREAKFAST KITCHEN with INTEGRAL FRIDGE, FREEZER, STAINLESS STEEL OVEN & HOB ** LARGE MODERN WHITE BATHROOM with ELECTRIC SHOWER over Bath ** White uPVC DOUBLE GLAZING ** Gas CENTRAL HEATING ** SYMPATHETICALLY MODERNISED with CONTEMPORARY NEUTRAL & ACCENT DECOR ** ENCLOSED PATIO & PEBBLED GARDEN with WESTERLY ASPECT for EVENING SUN ** ON STREET PARKING ** CONVENIENT for LOCAL AMENITIES & COMMUTING to LEEDS & BRADFORD ** NO CHAIN Sale. This delightful home will be of particular interest to first time buyers, professional couples and landlords seeking well-presented and well-proportioned character accommodation in a convenient location.

ACCOMMODATION COMPRISES

ENTRANCE LOBBY

5' 9" x 3' 6" (1.75m x 1.07m) max

Georgian style panelled white wood grain effect composite front entrance door with spy hole and double glazed patterned window over. Coat hooks.

Light neutral decor. Part moulded ceiling cornice.

Bevelled oak style laminate flooring. Patterned glazed internal windows to living room. Colonial style panelled white wood grain effect doors to living room and breakfast kitchen.

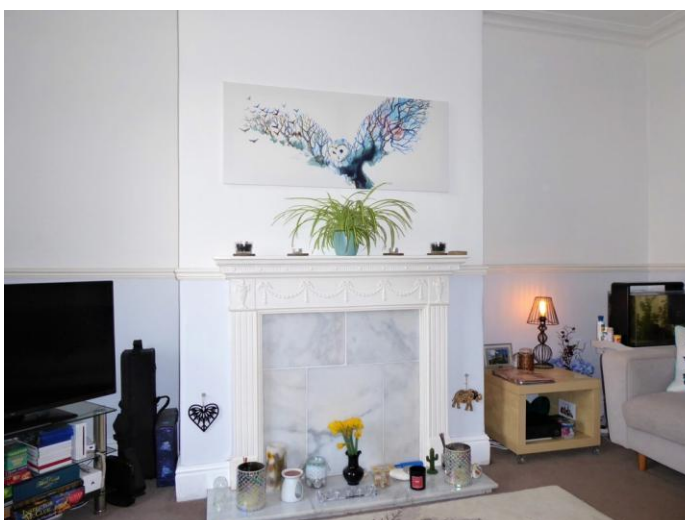


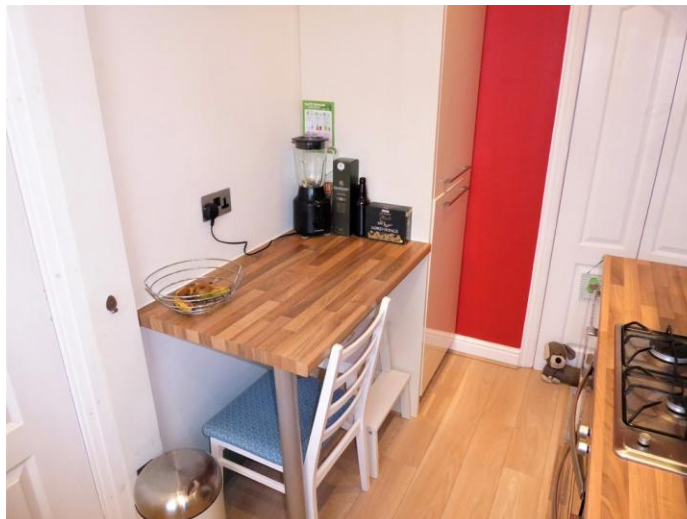
LIVING ROOM

15' 3" x 13' 4" (4.65m x 4.06m) max

White uPVC double glazed window to front with vertical blinds. Central heating radiator. Area for dining table and chairs. Feature cream plaster Adam style fireplace (decorative only; not in use) with fluted columns and decorative mouldings, polished marbled tiled insert and hearth. Cable / TV aerial point. Telephone / broadband internet point.

Co-ordinating light neutral decor with moulded dado rail, skirting boards and door architraves. Deep moulded plaster ceiling cornice. Colonial style panelled white wood grain effect doors to entrance lobby and first floor staircase.





BREAKFAST KITCHEN

10' 7" x 5' 10" (3.23m x 1.78m)

Modern fitted cream gloss wall and base units including: integral fridge; integral freezer; cutlery drawer and pan drawers with soft closure; long feature chromed handles; moulded cornice and pelmets. Walnut block effect round edged worktops and breakfast bar. Mosaic style ceramic tiled splashbacks. Stainless steel 1.5 bowl sink with chromed swan neck monobloc mixer tap. Stainless steel four ring gas hob with extractor and light over in feature stainless steel canopy hood. Stainless steel gas double oven and grill. Co-ordinating light and bright neutral decor. Recessed chrome style halogen spotlights to ceiling. Moulded skirting boards and door architraves. Bevelled limed oak style laminate flooring. Colonial style panelled white wood grain effect bi-fold doors to entrance lobby and basement.



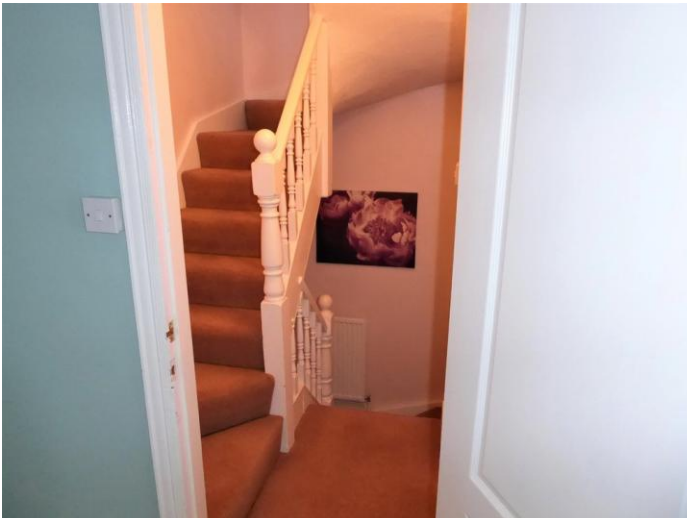
1ST FLOOR STAIRCASE AND LANDING

4' 2" x 2' 7" (1.27m x 0.79m)

Colonial style panelled white wood grain effect door from living room to return staircase with display shelf over, moulded banister rail and white turned spindle balustrade with globe topped newel posts.

Central heating radiator. Wall light point. Light neutral decor. Access to second floor staircase.

Colonial style panelled white wood grain effect doors to master double bedroom and bathroom.



MASTER DOUBLE BEDROOM

15' 2" x 11' 6" (4.62m x 3.51m) max

White uPVC double glazed window to front with long distance Aire valley views. Central heating radiators. Fitted bedroom furniture comprising one double wardrobe including shelving and drawers and one single wardrobe with mirrored door. Space for bedroom furniture. Feature decorative black metal Art Deco style fireplace (not in use).

Telephone point. Co-ordinating light neutral and accent decor. Moulded skirting boards and door architraves. Colonial style panelled white wood grain effect door to landing.

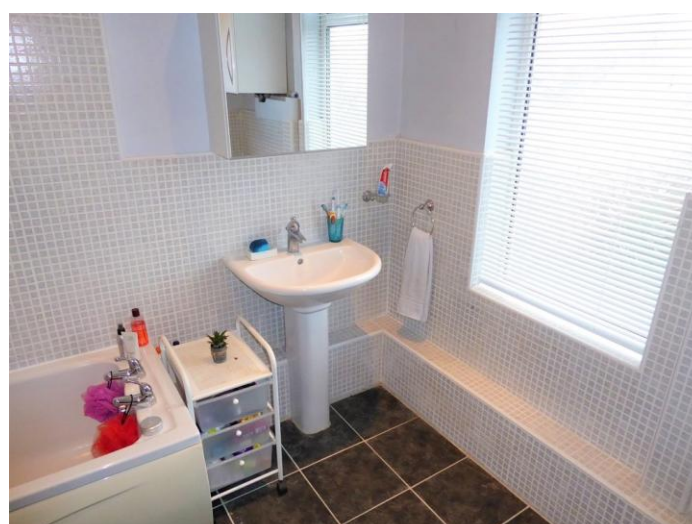
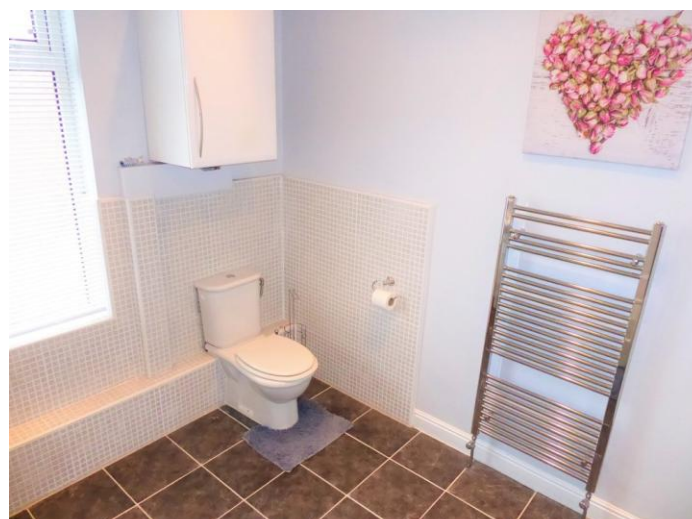




BATHROOM

9' 7" x 8' 0" (2.92m x 2.44m)

Modern white three piece bathroom suite with chromed fittings. Panelled bath with pop-up waste, electric shower over, glazed shower screen and stepped mosaic tiling to walls. Pedestal wash hand basin with pop-up waste, monobloc tap and mosaic tiled splashback. Close coupled WC with matching white seat. Tall chromed central heated towel rail. Extractor unit. Wall mounted gas instant hot water boiler (concealed in cabinet). Light neutral decor and mosaic tiling to lower walls. Recessed halogen spotlights to ceiling. Moulded skirting boards and door architraves. Grey stone effect ceramic tiling to floor. Colonial style panelled white wood grain effect door to landing.





2ND FLOOR STAIRCASE

Return staircase with white turned spindle balustrade and globe topped newel posts. Wall light point. Skylight window to front. Light neutral decor.



DOUBLE BEDROOM 2

19' 10" x 10' 2" (6.05m x 3.1m) max
Wood framed double glazed velux window to front with fitted blackout blind and panoramic long distance Aire valley view. Central heating radiator. Feature decorative black metal Art Deco style fireplace (not in use). Space for wardrobes and bedroom furniture. Area for study desk. Exposed timber ceiling beam. Co-ordinating light and bright neutral decor. Moulded skirting boards. Colonial style panelled white wood grain effect door to staircase.





BASEMENT

20' 0" x 11' 4" (6.1m x 3.45m) max

Colonial style panelled white wood grain effect bi-fold door from breakfast kitchen to return staircase. Two rooms. Concrete floor. Power and light. White uPVC double glazed patterned window to front. Wall mounted gas central heating boiler. Storage shelving. Understairs storage area. Very useful workshop / storage area with potential for further development (subject to necessary building regulation / planning approval).

EXTERIOR

Enclosed patio garden with westerly aspect for afternoon and evening sun. Two tier riven stone effect flagged patio with raised shrubbery borders. Pebbled patio. Stone capped boundary wall. Arched wood panelled fencing. Decorative metal pedestrian gate to tarmac path. Stone steps with metal handrail to front entrance door with security sensor light. Steps down to exterior store. Cream rendered fascia with stone style feature borders to front elevation. On street parking.



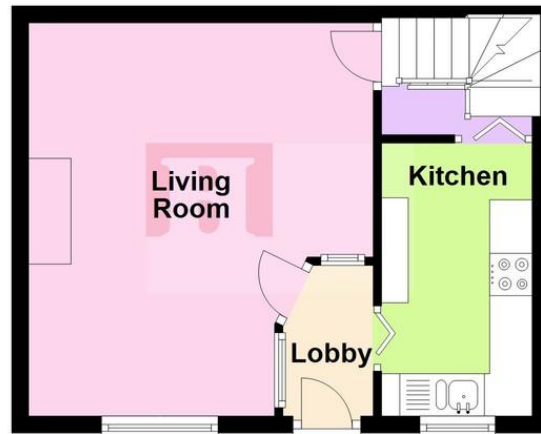
Basement

Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor

Approx. 27.7 sq. metres (298.5 sq. feet)



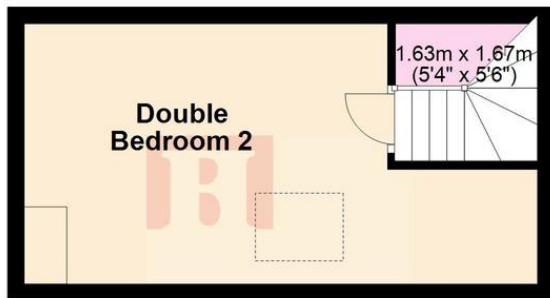
First Floor

Approx. 27.7 sq. metres (297.6 sq. feet)

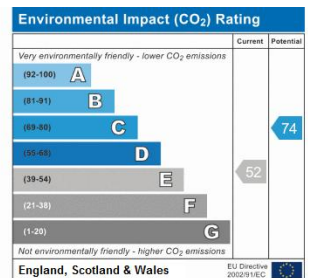
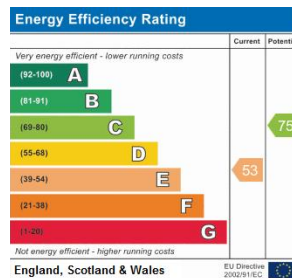
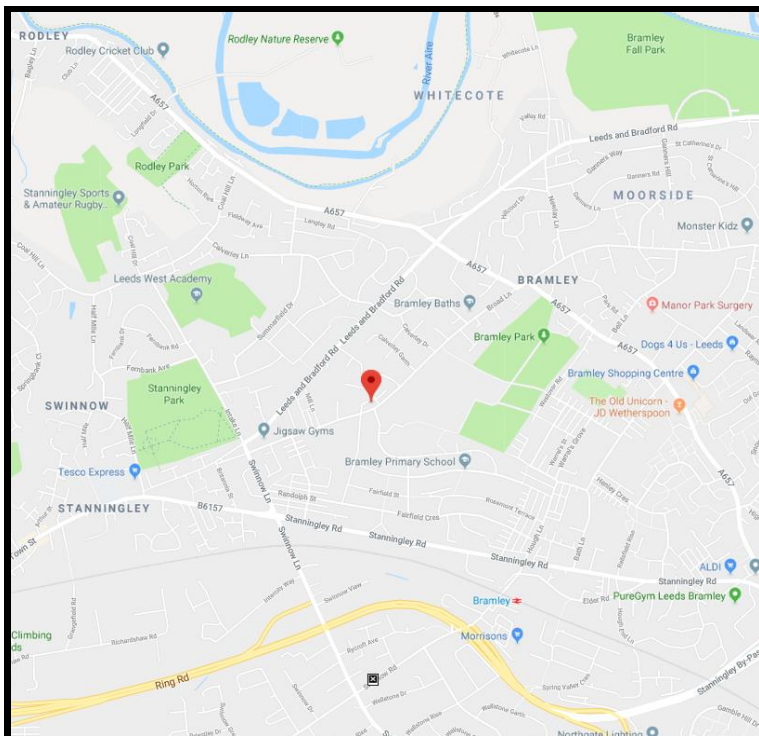


Second Floor

Approx. 18.6 sq. metres (200.5 sq. feet)



Total area: approx. 74.0 sq. metres (796.7 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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Pudsey, West Yorkshire LS28 7DS
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