



HomeBuyers

PROPERTY SERVICES

SPRING VALLEY CROFT, BRAMLEY LS13 4RP

£169,999



BRIEFLY COMPRISING

Open Porch. Living Room. Kitchen. Inner Hall.
Double Bedroom. Bedroom / Garden Room /
Study. Shower Room. Conservatory. Boarded Loft.
Detached Garage and Car Port.

LOCATION

Good access to Bramley, Farsley and Pudsey amenities, pedestrian access close by to supermarket, local shops and train station, parks, schools, libraries, clubs and pubs, restaurants, supermarkets, leisure centres, cinemas, golf courses, football and rugby clubs, nature reserves, Post Hill Wood walks, the Aire valley with canalside walks, The Owlcotes Retail Centre, Kirkstall Valley Retail Park and commuting to Leeds and Bradford by car, bus and train via the conveniently located Leeds Ring Road and railway stations.

DIRECTIONS

From our Pudsey office, turn right and proceed up Lidget Hill which becomes Richardshaw Lane. Turn right on to the Stanningley Bypass (A647). Exit second left following signs for Ring Road (A6110) then turn first left and double back for the Spring Valley Estate. Go under the flyover and turn right on to Spring Valley Crescent. Turn second left on to Spring Valley Avenue which becomes Spring Valley Croft where the property is located on the right and may be identified by the HomeBuyers For Sale board.

TENURE

Freehold

COUNCIL TAX BAND B

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 PRESENTED & WELL LOCATED MATURE Brick Built SEMI DETACHED TRUE BUNGALOW ** TWO BEDROOMS (ONE with FITTED MIRRORED WARDROBES) plus LARGE BOARDED LOFT with VELUX WINDOW & EXTENSIVE EAVES STORAGE (POTENTIAL for FURTHER DEVELOPMENT) ** ENORMOUS BAY FRONTED LIVING ROOM with INTERIOR WOODEN PLANTATION WINDOW BLINDS, FEATURE HOLE-IN-THE-WALL LOG & PEBBLED EFFECT LIVING FLAME GAS FIRE, STORAGE CUPBOARD & AREA for DINING TABLE & CHAIRS ** MODERN FITTED IVORY SHAKER STYLE KITCHEN with INTEGRAL FRIDGE, FREEZER, WASHING MACHINE, WINE RACK, CORNER CABINETS, 1.5 BOWL SINK, BLACK CERAMIC ELECTRIC HOB, STAINLESS STEEL ELECTRIC FAN ASSISTED OVEN & MICROWAVE / GRILL ** MODERN WHITE SHOWER ROOM with ELECTRIC SHOWER, FOLDAWAY SEAT, WET WALL PANELLING & RECTANGULAR VANITY BASIN with STORAGE CUPBOARD BELOW ** CONSERVATORY ** CONTEMPORARY LIGHT & NEUTRAL DECOR ** Gas CENTRAL HEATING with COMBINATION BOILER ** White uPVC DOUBLE GLAZING ** LONG GATED FLAGGED & CRAZY PAVED FOUR CAR TANDEM DRIVE with CARPORT & DETACHED BRICK BUILT PITCH ROOF GARAGE with UP & OVER DOOR, SIDE WINDOWS & DOOR, POWER & LIGHT ** LARGE ENCLOSED REAR LAWNED, FLAGGED & PEBBLED PATIO GARDEN with RAISED SHRUBBERY BORDER & TIMBER/GLAZED GARDEN SHED ** PEBBLED FRONT COTTAGE GARDEN with CRAZY PAVED TERRACE & SOUTH WESTERLY ASPECT for AFTERNOON & EVENING SUN ** Head of RESIDENTIAL CUL DE SAC LOCATION with WIDE LAWNED VERGE, ADDITIONAL PARKING APRON & DELIGHTFUL MATURE ACER JAPANESE MAPLE TREE.

LIVING ROOM

17' 9" x 12' 7" (5.41m x 3.84m) max





KITCHEN

12' 1" x 8' 5" (3.68m x 2.57m) max





INNER HALL

4' 0" x 3' 2" (1.22m x 0.97m)



DOUBLE BEDROOM 1

11' 4" x 10' 10" (3.45m x 3.3m) max



BEDROOM 2 / GARDEN ROOM / STUDY

8' 8" x 8' 3" (2.64m x 2.51m)





SHOWER ROOM

6' 0" x 5' 7" (1.83m x 1.7m)



BOARDED LOFT

15' 2" x 12' 2" (4.62m x 3.71m) max



CONSERVATORY

11' 10" x 6' 7" (3.61m x 2.01m)

EXTERIOR REAR



GATED TANDEM DOUBLE DRIVE, DETACHED GARAGE
AND CARPORT

EXTERIOR FRONT

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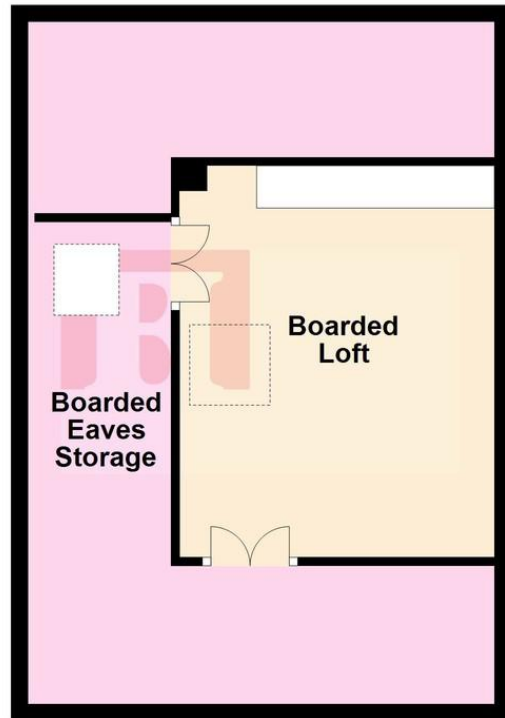
Ground Floor

Approx. 62.4 sq. metres (671.7 sq. feet)

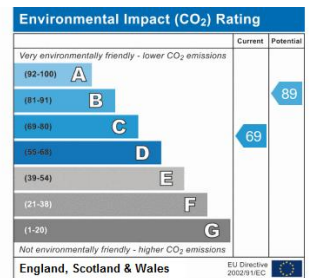
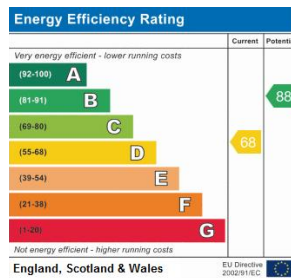
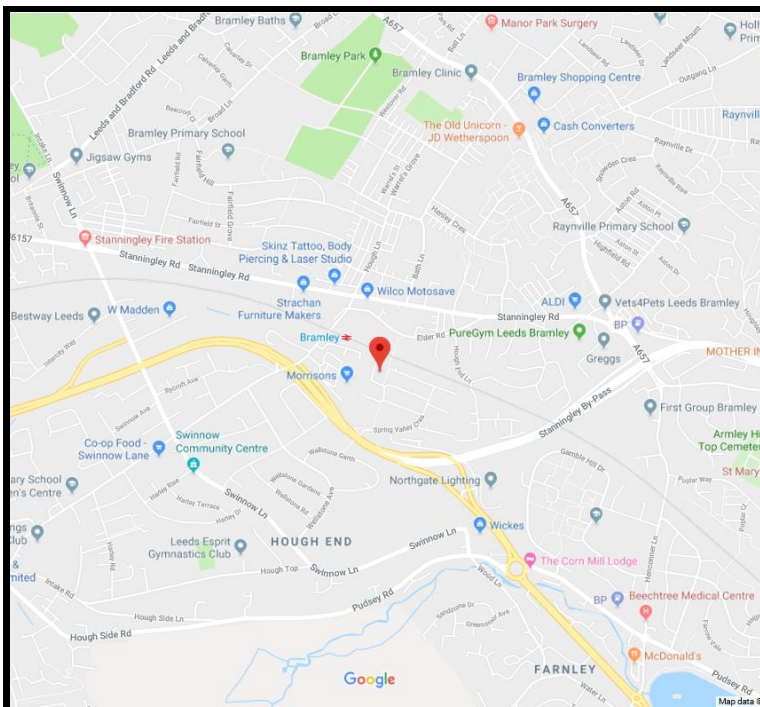


Boarded Loft

Approx. 17.7 sq. metres (190.9 sq. feet)



Total area: approx. 80.1 sq. metres (862.6 sq. feet)



OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

9.00am – 5.30pm

9.00am – 4.00pm

Closed

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