

18 Beecroft Close Bramley



Three Bedroom Dormer Bungalow Offers in the region of: £165,000

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18 Beecroft Close Bramley, LS13 3ET

* VIRTUAL TOUR AVAILABLE * * WELL PRESENTED * * OFF STREET PARKING * * GARDENS * * DG & CH * * READY TO MOVE INTO * * GROUND FLOOR BEDROOM * * EARLY INTERNAL VIEWING ADVISED *

Situated in a sought after area amidst similar style property; this SEMI DETACHED BUNGALOW offers spacious accommodation with the benefit of a GROUND FLOOR BEDROOM.

The property is accessed via a side entrance door, with a storm porch above, which leads into a HALLWAY with stairs rising to the first floor and a DOWNSTAIRS WC / CLOAKROOM. The LIVING ROOM is a good size and has a double glazed window overlooking the front garden and a fireplace with a living flame log effect fire. The DINING KITCHEN has a good range of fitted cabinets and work surfaces and benefits from having ample space for a table and chairs. The main BEDROOM is on the ground floor and has ample space for bedroom furniture. Two further bedrooms can be found to the second floor. The BATHROOM / WC has a coloured suite and a shower over the bath.

Outside there is ample OFF STREET PARKING on a block paved DRIVEWAY. There are GARDENS to the front and rear of the property which both have a lawn and beds containing a variety of established planting and shrubs.

It is difficult to fully appreciate the potential that this property has to offer and we therefore we strongly suggest you contact the office to arrange a viewing.

EPC Rating: D

The Property Benefits From:

DG & CH, Single Garage, Off Street Parking, Gardens, Fitted Wardrobes, Well Presented

The Property Comprises of:

Hallway, Cloakroom / WC, Living Room, Fitted Dining / Breakfast Kitchen, Two Double Bedrooms, Single Bedroom, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed side entrance door, stairs rising to the first floor, central heating radiator, understairs storage cupboard, double glazed window to the rear and side elevations

Living Room:

Double glazed window to the front elevation, a fireplace and hearth with a log effect gas fire, central heating radiator, wall lights, television point



Dining / Breakfast Kitchen:

Double glazed window to the front and side elevations, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, electric cooker point, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine, central heating radiator, ample space for a dining table and chairs



Downstairs WC:

Double glazed window to the side elevation, low flush WC



Bedroom One:

Double glazed window to the rear elevation, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation, storage / linen cupboard

Bathroom / WC:

Double glazed window to the side elevation, a three piece suite comprising of a panelled bath with shower mixer taps and an electric shower above, wash basin, low flush WC, extractor fan, central heating radiator, storage cupboards



Bedroom Two:

Double glazed window to the front elevation, central heating radiator, fitted wardrobes, access to bedroom three



Bedroom Three:

Accessed from Bedroom Two; double glazed window to the rear elevation, central heating radiator



TO THE OUTSIDE:



Drive / Garage:

A block paved driveway with wrought iron gates provides useful off street parking to the front and side of the property and access to a single detached garage with an up and over door, power and light

Gardens:

The front garden is partially enclosed and has a lawn and a variety of established ornamental shrubs. The rear garden is enclosed, has a lawn, paved areas, an outside tap and established borders containing a variety of planting and ornamental shrubs



Reach 4 Mortgage solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Reach 4 will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd is an appointed representative of mortgage advice bureau Ltd which is regulated and authorised by the Financial Conduct Authority.

In general, Buy to Let mortgages are not regulated by the Financial Conduct Authority,

Your home may be repossessed if you do not keep up repayments on your mortgage.

Viewing:

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

Internet:

Properties for sale can be viewed on the "World Wide Web", www.kathwells.com

E-mail: sales@kathwells.com

THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a potential buyer waiting for your home.

Reference: 8604 - 08 December 2020

Please note:

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/ electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been compiled from observation and discussion with the vendor of the property, items described in the sales particulars are included in the sale, all other items are specifically excluded and certain items that appear in any photograph may not be included.

These details have not yet been checked or approved by our vendor and may be subject to change!!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

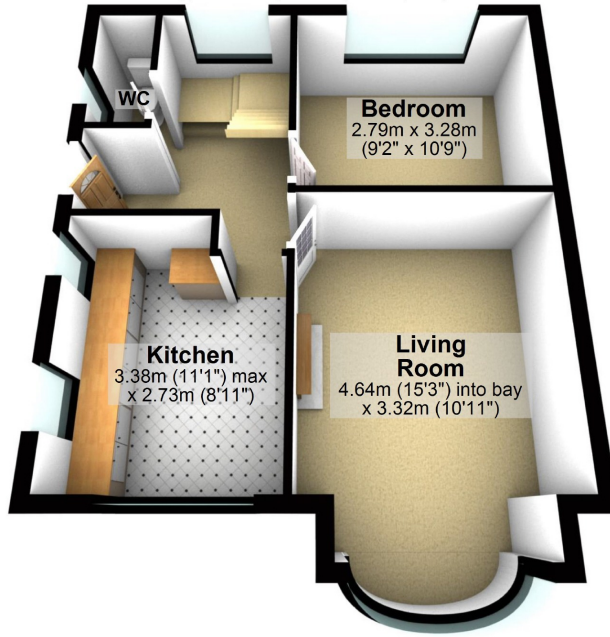
Directions:

From our Wortley office proceed down Lower Wortley Road to the traffic lights, turn right and continue to the roundabout near McDonalds, turn right and continue to Henconneer Lane, a the roundabout take the second exit onto Town Street and continue through Bramley, at the T junction tun left onto Broad Lane, and right into Beecroft Close where number 18 can be found signified by our FOR SALE SIGN

Mortgages:

Ground Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



Loft

Approx. 24.9 sq. metres (268.3 sq. feet)

