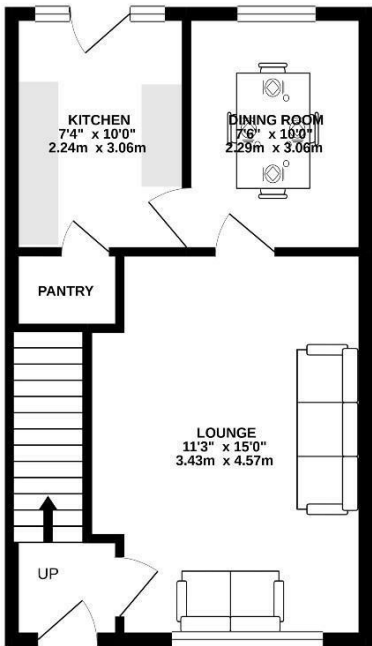
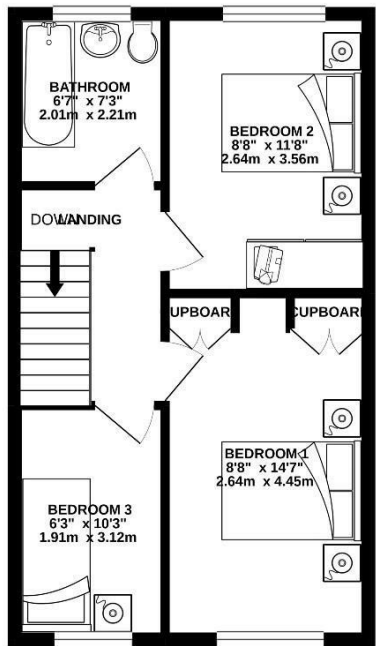


HARDISTY AND CO

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreage v2020

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co – Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

Horsforth
horsforth@hardistyandco.com
0113 2390012

Guiselley
guiseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

HARDISTY AND CO



Broad Lane Close
Bramley

£138,000

3 BEDROOM HOUSE - TERRACED

hardistyandco.com

INTRODUCTION
Set in the 'up and coming' location of Bramley, with excellent local amenities, perfect for those wishing to get on the property ladder this is a beautiful example of a mid terrace home and comprises; entrance vestibule, spacious lounge, dining room which opens into the kitchen overlooking the patio area. To the upstairs there are three good sized bedrooms, a family bathroom suite and a loft - great for storage. Outside there is tiered gardens to the front and a enclosed rear garden of low maintance.

LOCATION
This area is extremely popular and convenient and can be easily accessed from the Ring Road (A6120). Commuting to the centres of both Leeds and Bradford is convenient, either by private or public transport with bus stops in and out of centre no more than two minutes walk away. Just a walk away is the Bramley Shopping Centre, which offers a good selection of shops, along with Bramley Park which is just up the road. A short car journey away you will find the popular Owlcotes Centre at Pudsey offering a Marks & Spencer store, a Walmart/Asda superstore, B & M store and New Pudsey train station, there is a further train station located at Kirkstall Forge on the A65 which is a short drive away. Rodley 'village' offer a selection of shops including Dhillons, Nisa and Spar, local pubs and eateries, along with countryside walks by the Canal and the Millennium Trail. School buses run directly to Abbey Grange C of E Academy (Leeds 16), Benton Park (Guiseley) and St Mary's (Horsforth). Down the road at Kirkstall, the recently built Kirkstall Bridge retail park offers an array of shops including M & S food hall and Home Bargains, with a further shopping centre across the road boasting a Morrisons supermarket, Boots, Matalan etc. Pure Gym/Kirkstall Leisure centre & Bramley baths all only a short walk away. The Bridge riverside 'pub of the year' great food & ale 10 mins away.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS13 2UD.

ACCOMMODATION

TO THE FIRST FLOOR
Composite entrance door into...

ENTRANCE VESTIBULE
Ideal for coats and shoes. Staircase to the first floor. Door into...

LOUNGE



15'0" x 12'1" (max)
A really nice sized reception room with feature wallpaper. Wood effect flooring adds a smart & practical finish. Plenty of space for a comfy sofa etc.

DINING ROOM



10'1" x 7'6"
Wood effect flooring continues from the lounge. Ideal for entertaining or for your family meals. Being adjacent to the kitchen, there is scope to knock through and create a more open-plan dining-kitchen if desired, subject to any necessary permissions etc.

KITCHEN



10'1" x 7'4"
Fitted with wall, base and drawer units and contemporary style work-stops. Inset stainless steel sink, side drainer and modern mixer tap. Integrated gas oven and gas hob. Plumbed for a washing machine. Ceramic tiles to splash-back areas and to the floor. Very useful under-stairs pantry. Window to the rear elevation, door leading outside.

TO THE FIRST FLOOR
Staircase from the ground floor lobby leading up to...

LANDING
With useful storage. Door into...

BEDROOM ONE



14'7" x 8'8"
A good sized double bedroom with fitted storage. Located at the front of the house.

BEDROOM TWO
11'8" x 8'8"
A good sized double located overlooking the rear garden.

BEDROOM THREE



10'2" x 6'2"
A third good sized bedroom at the front of the house. Fitted storage.

BATHROOM



7'3" x 6'2"
With a modern white suite comprising 'P' shaped bath with shower/thermostatic control and glazed screen, low flush W.C and pedestal wash hand basin. Ceramic tiles to splash-back areas. Ladder style central heating radiator.

TO THE OUTSIDE




At the front of the property there is a low maintenance tiered garden, with patio area where you can sit out. There is a further seating/patio area at the rear.

ADDITIONAL SERVICES - Disclosure Of Financial Inte
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

MORTGAGE SERVICES
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

BROCHURE DETAILS
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC