

**FOR SALE**



**Holyrood Rise, Bramley**  
**Guide Price £175,000**

  
**MARTIN & CO**



## Holyrood Rise, Bramley

2 Bedrooms, 1 Bathroom

Guide Price £175,000

- Two bedrooms
- No chain
- Garage
- Spacious
- Utility porch

GUIDE PRICE £175,000 - £185,000. "Offered with no chain involved is this spacious and well-presented two bedroom semi-detached bungalow, located in the highly sought-after area of Bramley. Situated in a convenient location, this property offers easy access to commuter links, public transport links, and a range of local amenities, making it ideal for a variety of buyers. The property also has the benefits of solar panels.



Upon entering the property, you are greeted by a welcoming side porch/utility room that provides access to the rear garden. From here, an entrance hall connects all the rooms of the bungalow, ensuring a seamless flow throughout.

The highlight of the property is the inviting lounge/dining room, which boasts an attractive feature fire surround with a gas fire, creating a cozy and homely atmosphere. The well-appointed kitchen is fitted with a range of wall and base units in oak, providing ample storage space. It also includes an oven, hob, and extractor, making it functional and practical for everyday use.

The bungalow comprises two generously sized bedrooms, with the master bedroom benefiting from

fitted furniture, offering convenient storage solutions. A modern shower room, complete with a stylish three-piece suite, serves both residents and guests alike.

Externally, the property features a beautifully maintained lawn garden at the front, creating a pleasant curb appeal. At the rear, there is a delightful garden offering a combination of lawn and patio areas, perfect for outdoor entertaining or relaxation. Additionally, the property benefits from an access path leading to the single garage, providing secure off-road parking and additional storage.

Overall, this two bedroom semi-detached bungalow is a fantastic opportunity for those seeking a comfortable and conveniently located property in Bramley. Please do not hesitate to contact us if you require any further information or if there is anything else we can assist you with.

**SIDE PORCH/UTILITY** With front facing entrance door

and window, plumbing for washing machine, space for tumble dryer with worktop over, rear facing entrance door, window and door leads into the entrance hall.

**ENTRANCE HALL** With access to the loft, dado rail to half height and access to all rooms.

**KITCHEN** With an extensive range of fitted wall and base units in oak effect, wall units include extractor hood. Base units are set beneath contrasting worktops which extend and incorporate a single bowl sink, hob, oven, space for fridge, freezer, tiled splash backs, serving hatch and front facing window.

**LOUNGE/DINING ROOM** With coving to the ceiling and dado rail to half height. The focal point of the room is the feature fire surround which houses the living flame gas fire and front facing bow window.

**BEDROOM ONE** With coving to the ceiling, a range of fitted wardrobes to one wall with overbed storage, bedside tables and rear facing window.



**BEDROOM TWO** A generous size second bedroom which has a rear facing window.

**SHOWER ROOM** With a three piece suite which comprises of a double shower cubicle, vanity wash hand basin, w.c, tiled floor, downlights to the ceiling and side facing window.

**OUTSIDE** To the front of the property is a lawn with pebbled border and concrete print pathway. To the rear is an enclosed garden with patio, lawn and shed. There is also a single garage.







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