





# An opportunity to own this Three bedroom, Two Bathroom home.

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Immaculately presented, this stunning three-bedroom detached home in the sought-after area of Bramley, Leeds, offers contemporary living with exceptional style. Boasting a good size master suite with en-suite, two further well-proportioned bedrooms, a family bathroom, and a light-filled open-plan living space, this home is perfect for modern family life. ready for yourselves to put your own stamp onto it, the property also benefits from a private garden, driveway, and garage, all within easy reach of local amenities and transport links.

Within close proximity to Bramley Academy that has been rewarded Outstanding by Ofsted in 2023.













The house features three bedrooms. The first is a generous double room complete with an en-suite, providing a private retreat within the home. The second bedroom, also a double, benefits from built-in wardrobes, offering ample storage space. The third bedroom is a cosy single room, perfect for a child's room or a home office.

The property comes with a well-equipped kitchen where all your culinary magic can happen. There are also two bathrooms that provide convenience for a bustling household of one that is a en-suite.

An Energy Performance Certificate (EPC) rating of 'D' and a Council Tax Band 'D' further enhance the appeal of this property.

A standout feature of this house is the provision of parking and a single garage, a rare find in this bustling neighbourhood.

Location-wise, this property is a gem. It is situated close to public transport links, making the commute to work or school a breeze. Nearby schools add to the convenience for families with school-going children. Local amenities are just a stone's throw away, and for those who love the outdoors, nearby parks, walking routes, and cycling routes are readily available.

This property is a perfect blend of comfort and convenience. Don't miss out on this unique opportunity to own a piece of tranquillity in the heart of the city.





## Transport links

- Bramley railway station is in close proximity and also you have access to Pudsey railway station that is also only approx. 2 miles.
- Great bus routes that provide access to local villages and towns.
- Leeds & Bradford airport is located approximately 7 miles from the property, offering easy access to your vacation destinations.



3



2



**Garage &  
Driveway**



2



**Freehold**



**Detached**

**Council Tax = D**

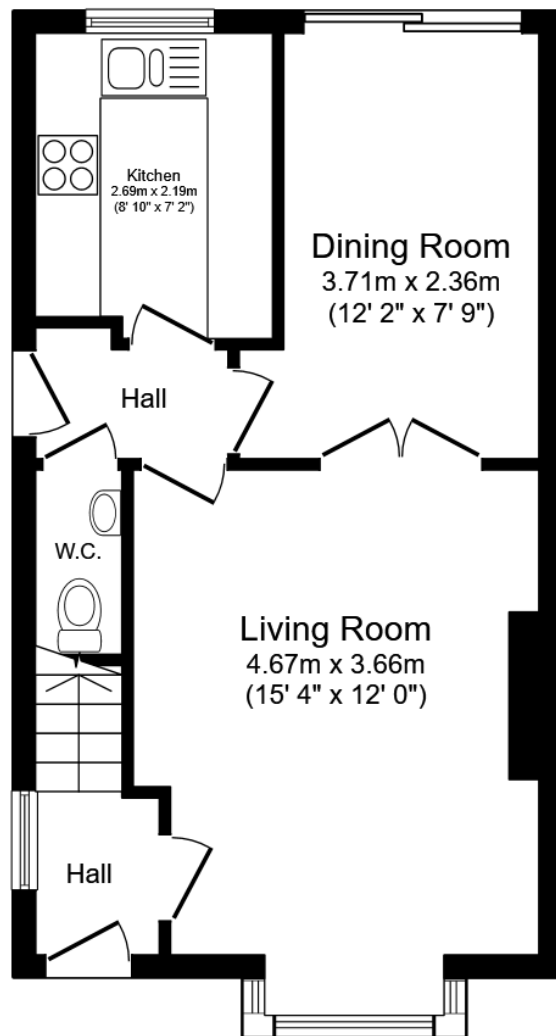


**D**



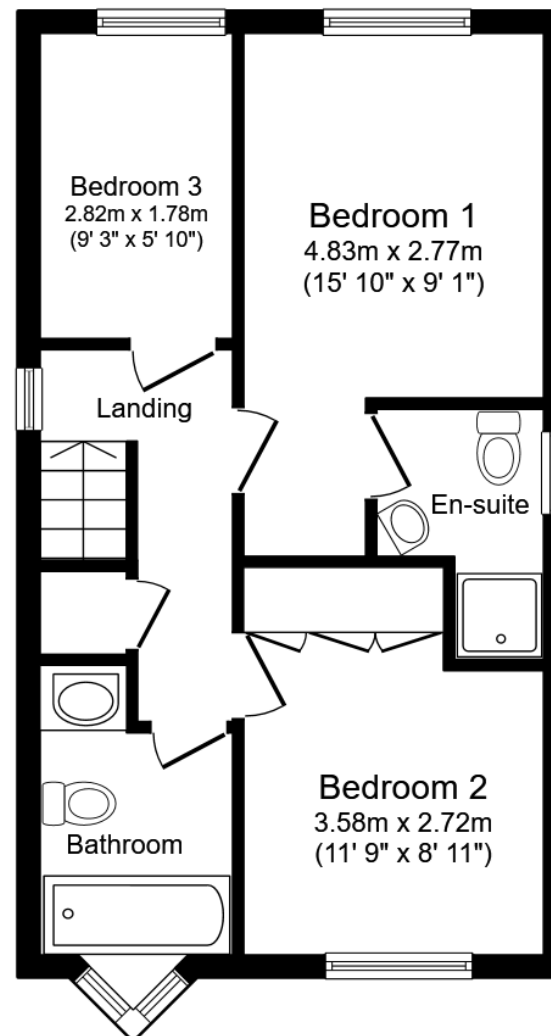
**865 SQFT**





### Ground Floor

Floor area 40.5 sq.m. (436 sq.ft.)



### First Floor

Floor area 39.8 sq.m. (429 sq.ft.)

Total floor area: 80.3 sq.m. (865 sq.ft.)

\*\*\*Please Note that some photos have been edited by AI\*\*\*

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not test ed: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



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**MARTIN&CO**