



Elder Road, Bramley Leeds LS13 4BY

welcome to

Elder Road, Bramley Leeds

GUIDE PRICE £300,000 - £320,000

A SUBSTANTIAL period property boasting THREE RECEPTION ROOMS plus kitchen that opens into LARGE DINING SPACE, IMPRESSIVE GARDENS and



Property Information

Nestled in a sought-after location this delightful stone-built semi-detached cottage offers an exceptional combination of character, space and convenience. Boasting views to the rear, excellent transport links, proximity to the Cycle Superhighway, Bramley Train Station and Aldi supermarket this charming property is perfectly suited to families, professionals and outdoor enthusiasts alike. One of the property's most impressive features is the enormous mature garden, split into three sections and extending to an incredible size, almost comparable to a football pitch. Driveway to side offers off street parking. The property enjoys a highly convenient position with local amenities, schools and recreational facilities close by.

Entrance Porch

A welcoming entrance porch provides practical space for coats and shoes before leading into the main living accommodation.

Entrance Hall Lounge

A beautifully presented and spacious lounge featuring attractive wood flooring, cosy gas fire log burner, French doors opening directly onto the fantastic garden, abundance of natural light and delightful garden outlook.

Dining Room

A separate dining room offering fitted carpet, characterful gas fire, ideal entertaining and family dining space.

Kitchen / Diner

The fitted kitchen benefits from practical tiled flooring, generous worktop and storage space. Opening into a good sized dining space.

Utility Area

Useful utility area for additional appliances and household storage.

Cellar

The property also benefits from a cellar workshop, providing excellent storage, hobby space or potential for further uses.

Landing Bedroom One

A generous double bedroom featuring wood flooring, original internal doors, built in alcove storage.

Bedroom Two

A spacious double bedroom offering carpeted flooring, original doors and useful alcove storage.

Bedroom Three

Another excellent double bedroom with carpeted flooring and built in storage.

Bedroom Four

A versatile single bedroom ideal as child's bedroom, nursery, home office or study.

Bathroom

Family bathroom fitted with a three-piece suite comprising bath, wash basin, WC.

External

One of the property's most impressive features is the enormous mature garden, split into three distinct sections and extending to an incredible size, almost comparable to a football pitch.

The garden offers expansive areas, mature planting and established borders. Fantastic space for families and entertaining. Vegetable growing opportunities. A driveway to the side of the property provides off-road parking and convenient access through to the rear garden.



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welcome to

Elder Road, Bramley Leeds

- GUIDE PRICE £300,000 - £320,000
- Character stone built semi detached home
- Lounge with log burner and French Doors
- Three Reception Rooms
- Spectacular large mature garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117074 - 0003

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