



Broad Lane Close, Bramley LEEDS LS13 2UD

welcome to
Broad Lane Close, Bramley LEEDS

A beautifully presented three-bedroom end terrace on a generous corner plot, featuring a large landscaped front garden, two-tier rear garden,



Property Information

Occupying a substantial corner plot with delightful views, this exceptional three bedroom end terrace property has been extensively modernised and lovingly maintained by the current owners. Improvements include a new boiler installed within the last year, full rewiring, replastering and redecoration throughout, a contemporary fitted kitchen and bathroom, new carpets, landscaped gardens and an insulated, part-boarded loft with drop-down ladder access. Combining generous outdoor space, stylish accommodation and excellent commuter links to Leeds, this property offers a rare opportunity to purchase a truly turnkey family home.

Entrance Hall

A welcoming entrance hall providing access to the ground floor accommodation and staircase leading to the first floor.

Lounge

A spacious and bright reception room enjoying a large front-facing window which floods the room with natural light whilst making the most of the pleasant open views. Offering ample space for both seating and family living, this is a comfortable and inviting room at the heart of the home.

Kitchen Diner

The impressive kitchen has been significantly improved by the current owners and is fitted with a modern range of wall and base units incorporating complementary work surfaces and a breakfast bar, creating an ideal space for both everyday living and entertaining. A useful pantry provides additional storage, and the removal of a stud wall has opened up the room to create a larger and more practical layout. There is also direct access to the rear garden.

Loft

The loft space has been insulated and part boarded, providing useful additional storage and benefiting from a convenient drop-down ladder for easy access.

Bedroom One

A generously proportioned master bedroom featuring ample space for a double bed and a range of bedroom furniture, creating a relaxing and comfortable principal bedroom.

Bedroom Two

A well-sized double bedroom enjoying pleasant views to the rear and offering versatile accommodation suitable for family members or guests.

Bedroom Three

A good single bedroom which could equally serve as a nursery, home office or dressing room depending on individual requirements.

Bathroom

Beautifully refitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and low-level WC. Finished to a contemporary standard, the bathroom complements the quality improvements made throughout the property.

Loft Space Outside

One of the property's standout features is the exceptionally large front garden, offering excellent kerb appeal and an attractive outdoor space which has been landscaped by the current owners.

The enclosed rear garden enjoys a fenced boundary and has been thoughtfully landscaped to create a wonderful outdoor environment. Arranged over two levels, the garden features a patio seating area, lawn and planted sections, making it ideal for relaxing, entertaining and family enjoyment.

A useful garden shed provides additional storage, whilst a detached pebble-dashed garage offers parking and further storage facilities.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Broad Lane Close, Bramley LEEDS

- Beautifully presented three-bedroom on corner plot
- Extensive improvements carried out by the current owners
- New boiler installed within the last year
- Stud wall removed to create a larger open-plan kitchen space
- Herringbone Flooring

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers in the region of
£230.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116137 - 0004

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