



Ganners Road, Bramley Leeds LS13 2PB

welcome to

Ganners Road, Bramley Leeds

Located on the sought-after Ganners Estate in Bramley the property is ideally positioned for local schools, shops, parks, and transport links with excellent access to Leeds City Centre and surrounding areas. Early viewing is highly recommended to appreciate the space and presentation.



Property Information

Situated on the ever-popular Ganners Estate in Bramley, this well-maintained and updated three-bedroom semi-detached property offers spacious accommodation throughout, making it an ideal choice for families, first-time buyers, and those looking for a home ready to move straight into. Over recent years, the property has benefited from a number of improvements including the addition of a welcoming front porch, a modern fitted kitchen, and a landscaped garden, creating a stylish and practical home both inside and out.

Bramley Shopping Centre nearby offering Tesco Superstore, Boots, Farmfoods, Greggs, Halifax, Post Office, cafés and a variety of everyday shops and services

Porch

A useful and attractive addition to the property, providing a welcoming entrance and extra space for coats and shoes.

Entrance Hall

Bright entrance hall with useful built-in storage.

Living Room

A generous family lounge featuring carpeted flooring and ample space for both relaxing and entertaining.

Kitchen

Recently updated and fitted with a range of modern wall and base units. Features include tiled flooring, pantry/storage space, PVC side access door, space for appliances, open access to the conservatory.

Conservatory

A fantastic additional reception space with tiled flooring, overlooking the rear garden and offering flexible use as a dining area, playroom, or sitting room.

Landing

Providing access to all rooms and the loft, which offers additional storage space.

Bedroom One

Spacious double bedroom with carpeted flooring.

Bedroom Two

A further well-proportioned double bedroom with carpeted flooring

Bedroom Three

Good-sized single bedroom, ideal as a child's room, nursery, dressing room, or home office.

Bathroom

Contemporary modern bathroom fitted with a stylish suite.

External

The property enjoys excellent outdoor space and impressive off-street parking. Large driveway providing parking for up to six vehicles. Attractive frontage. Easy access to the property. Recently landscaped for low maintenance living and family enjoyment, featuring astro turf, enclosed garden space ideal area for entertaining, children or pets.

Agents Note

Please note the property is non standard construction, Levitt Cartwright.



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welcome to

Ganners Road, Bramley Leeds

- Non Standard Construction - Levitt Cartwright
- Beautifully fitted kitchen
- Bright conservatory
- Loft storage
- Driveway for up to six cars

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

offers over
£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116585 - 0005

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