

# HARDISTY AND CO

**Westover Road  
Bramley**

**£175,000  
Offers In Excess Of**

**0113 239 0012**

[hardistyandco.com](http://hardistyandco.com)

# HARDISTY AND CO

ATTRACTIVE STONE TERRACED HOUSE in TURN KEY CONDITION, with spacious living accommodation over three floors plus good sized cellars offering further scope. Within a very up and coming location, ideal for commuting to both Leeds & Bradford City Centre's and close to the local amenities both in Bramley & Rodley. The property has a spacious lounge, modern kitchen, TWO GOOD SIZED BEDROOMS and bathroom on the first floor and a SPACIOUS OCCASIONAL ATTIC ROOM. There is a generous sized rear garden and a DETACHED GARAGE with WORKSHOP which is a real bonus this home is not to be missed!



**HORSFORTH**  
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## INTRODUCTION

\*Launch dates for appointments to view - 18th and 20th November\* Ideal for first time buyers and young professionals alike, this attractive stone terraced property is located within a very up and coming location, ideal for commuting via main routes to both Leeds and Bradford City Centre's, and is close to the local amenities both in Bramley & Rodley. The house comes ready to move into, has spacious living accommodation over three floors plus good sized cellars offering further scope. Spacious lounge, inner lobby, modern dining kitchen. First Floor: Two good sized bedrooms & a bathroom. Second Floor: Spacious occasional attic room. There is a generous sized rear garden and a detached garage with workshop which is a real bonus this home is not to be missed; viewing is highly recommended.

## LOCATION

A fast changing suburb with a great community spirit. Conveniently placed for the Ring Road (A6120), with good bus services to Leeds/Bradford and a local train station getting you into Leeds in ten minutes. Bramley Shopping

Centre forms the hub and offers a good selection of shops/amenities, Bank, Post office, Costa Coffee etc. Green spaces include Bramley park & Bramley Fall park, (from where it is only a short walk to the Leeds-Liverpool canal), where you can explore lovely scenic pathways. The privately run Bramley baths has been in-situ since 1904, swimming and fitness classes can be enjoyed here. Local supermarkets include Aldi & Tesco, whilst Morrisons & Lidl are super close in nearby Stanningley, where there is also a Home Bargains store. A short car journey away you will find the popular Owlcoates Centre at Pudsey offering a Marks & Spencer, a Walmart/Asda superstore & B & M, with New Pudsey train station adjacent. Rodley is close, with a further selection of amenities and of course the Millennium Trail, a popular local beauty spot. A short distance away in Kirkstall you will find a leisure centre, Kirkstall Bridge retail park which boasts a gym and an array of shops, with a further shopping centre across the road with a Morrisons supermarket, Boots, Matalan etc.

## HOW TO FIND THE PROPERTY

SAT NAV POST CODE LS13 3PB.

## ACCOMMODATION



## TO THE GROUND FLOOR

Timber door leading into...

## LOUNGE

12'9" x 11'3"

The high ceiling with its coving adds to the character and the feeling of space. Recess with cast iron burner, (gas fire), and stone lintol over. Stripped and varnished floorboards.

## INNER LOBBY

With staircase to the first floor. Access into the dining kitchen.

## DINING KITCHEN

12'9" x 12'6"

A spacious and well proportioned room with open-plan design, perfectly suited to modern day living. Fitted with a range of fitted shaker style wall, base and drawer units with complementary work-surfaces. Inset composite sink, side drainer and modern mixer tap. Ceramic tiles to splash-back areas. Chimney breast recess with space for a Range style cooker, plumbed for a washing machine. Plenty of space for a dining table and chairs to facilitate family meals or entertaining friends. Access downstairs to the cellar. Window to the rear and a door leading outside.



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## TO THE FIRST FLOOR

Stairs from the ground floor lobby lead up to...

## LANDING

With white-washed floorboards. Stairs to the second floor. Doors into...

## BEDROOM ONE

12'9" x 8'9" (max)

A spacious room with white-washed floorboards. Cast iron feature fire surround. Useful understairs storage cupboard.

## BEDROOM TWO

10'3" x 7'6"

Pleasant garden outlook. Feature wallpaper.

## BATHROOM

15'3" x 5'3"

Larger than average and recently up-dated, fitted with a modern suite comprising walk-in shower with thermostatic control, panel bath, WC and wash hand basin. Ceramic tiles to splash-back areas. Parquet flooring. Window aiding natural light and ventilation.

## TO THE SECOND FLOOR

Stairs leading up to...

## OCCASIONAL LOFT ROOM

18'6" x 11'5"

A very useful space providing either a work from home office, occasional guest bedroom etc. Fitted wardrobes provide good hanging and storage space.

## OUTSIDE

At the rear, there is a very generous sized garden with a paved patio where you can enjoy alfresco dining. Useful outhouse. There is a lawn and a further patio, plus a triple garage for storage, the garage is larger than average and provides the scope to be converted into a workshop etc.

## PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

## MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.

## SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

## BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



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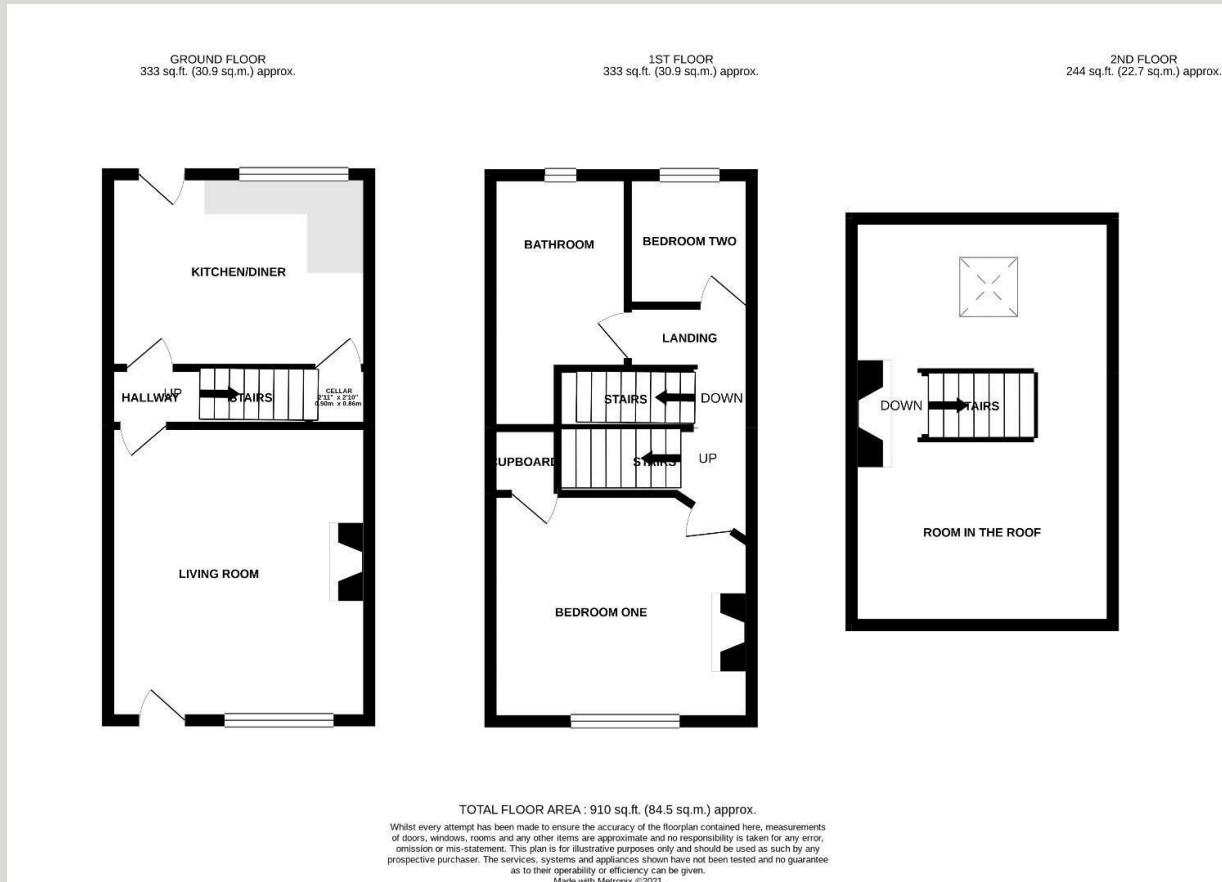
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

#### Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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