Ideal for a growing family, investor or DIY enthusiast is this spacious **TRADITIONAL THREE BEDROOM SEMI DETACHED HOME**. The property benefits from Upvc double glazing and gas central heating but is keenly priced to allow for modernization and redecoration.

The property sits in extensive private gardens that wrap around the property to three sides. The scale and variety of the garden is one of the key features of this home as it creates an unexpected level of calm and privacy.

The property is situated in a popular, residential location just off Greenhill Road on the edge of Bramley. The Ring Road is a short distance away and there are good public transport links to all surrounding areas including Leeds and Bradford City Centre's.

ENTRANCE HALL:
Accessed via a hardwood font entrance door with original stained glass panel and stained glass surrounding windows. Central heating radiator. Staircase to the first floor accommodation

LOUNGE: 15'0" x 12'0"
An excellent sized living room with light décor and cornice to ceiling. Original fire surround with tilled inset and hearth. Central heating radiator. Large Upvc double glazed bow window to the front elevation.

DINING ROOM: 15'5 x 11'5"
Another large room. Polished wood fire surround with tiled inset. Central heating radiator. Serving hatch from the kitchen. Upvc double glazed window to the rear elevation.

KITCHEN: 10'7" x 6'10"
Fitted base and wall units. Stainless steel sink unit. Plumbing for a washing machine. Useful under stairs storage cupboard. Upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING:
Upvc double glazed window to the side elevation. Access to the loft space.

BEDROOM 1: 15'3" x 11'30"
Light wall décor. Central heating radiator. Upvc double glazed bow window to the front elevation.

BEDROOM 2: 13'0" x 10'9"
Original fire surround. Central heating radiator. Upvc double glazed window to the rear elevation.

BEDROOM 3: 8'9" x 6'10"
Upvc double glazed window to the front elevation.

BATHROOM/WC:
Containing a white three piece suite comprising:- paneled bath, pedestal wash hand basin and a low flush wc. Central heating radiator. Upvc double glazed windows to the side and rear elevations.