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Rossefield Approach

Bramley, LS13 3RG

£175,000

2 1 2 C

Council Tax: A

23 Rossefield Approach

Bramley, LS13 3RG

£175,000

- Stylish two bedroom townhouse
- Excellent additional loft room
- Two genuine double bedrooms
- Modern bathroom with P shaped bath and shower
- Ideal move-in ready to enjoy from day one
- High specification integrated kitchen with quartz worktops
- Beautiful south facing rear garden
- Spacious through living and dining arrangement
- Convenient for Bramley railway station, amenities and schools
- Council tax band: A

A seriously stylish and beautifully finished two bedroom townhouse with an additional loft room, offering a superb standard of accommodation throughout and a real sense of quality from the moment you step inside. Finished with a much more premium feel than many comparable homes currently on the market, this is an exciting opportunity for anyone wanting a property they can simply move into and enjoy from day one.

The property is also extremely well placed for everyday amenities, with supermarkets including Tesco and Morrisons nearby, a choice of local schools and excellent transport connections. Bramley railway station is approximately 0.4 miles away, while regular bus services can be found close by, making this a convenient position for access into Leeds and the wider West Leeds area. Streetlist.co.uk

Approaching the property, a low timber fenced front garden creates an attractive first impression, complemented by decorative planting and a matching timber external store. A pathway leads through to the front entrance and immediately sets the tone for what is to come.

Step inside into a bright and spacious entrance hallway, with the living room positioned to the left, an archway leading through towards the kitchen and stairs rising to the first floor on the right. Contemporary detailing includes inset lighting along the skirting of the staircase, while stylish white marble effect tiled flooring runs throughout the ground floor to create a clean and modern finish.

Through the archway is a generous vestibule area providing excellent everyday storage and plenty of space for coats and shoes. Beyond this sits the kitchen at the rear of the home, with direct access out to the garden. The kitchen has been finished to an excellent standard with no shortcuts taken. Sleek high gloss white wall and base cabinetry is paired with contrasting quartz worktops to create a smart, contemporary appearance. There is an impressive range of integrated appliances including a washing machine, dishwasher, Bosch microwave and oven, together with an integrated fridge freezer. It is a kitchen that feels properly considered, both in its finish and practicality.

Adjoining the kitchen is a fantastic through living and dining arrangement. The dining area provides ample room for a good sized table and enjoys plenty of natural light, with French doors opening directly onto the south facing rear garden and creating a particularly appealing space during the summer months. The marble effect tiled flooring continues seamlessly into the living room at the front, which is again an excellent size and can comfortably accommodate a range of furniture. Neutral white décor, recessed spotlighting and the quality finish found throughout the ground floor give the room a particularly fresh and modern feel.

Upstairs, plush grey carpeting continues onto the landing and into two excellent double bedrooms, positioned to the front and rear respectively. Both are genuinely good sized rooms, meaning either could comfortably serve as the main bedroom depending on preference, and both are beautifully presented ready to enjoy immediately. The bathroom follows the same contemporary styling, with a modern tiled suite comprising a P shaped bath with shower over, vanity wash basin, heated towel rail and frosted window. Sleek, well maintained and neutrally finished, it requires nothing more than moving in.

A staircase continues to the top floor where a fantastic additional loft room provides valuable occasional space. Far more than simply unused loft storage, the room is boarded and decorated with central heating, spotlighting and a Velux style roof window bringing in natural light. Further storage is available within the eaves, making this a superb option for an occasional room, teenager's den, hobby space or simply additional storage.

Outside, the south facing rear garden is another real highlight. Enclosed by timber fencing to create a private and secure setting, the garden incorporates decking ideal for outdoor seating and entertaining, together with a useful brick built outhouse providing additional storage. A gated rear access completes the outside space.

All in all, this is a standout example of a modern townhouse. Stylish, spacious and finished to a genuinely impressive standard, the combination of two double bedrooms, additional loft room, south facing garden and excellent everyday location makes this a fantastic home for anyone looking for something that feels a little more special.

Tel: 0113 257 6198

KITCHEN
9'10" x 7'11" (3.00m x 2.43m)

LIVING ROOM
12'2" x 11'0" (3.73m x 3.37m)

DINING ROOM
11'0" x 9'4" (3.37m x 2.87m)

BEDROOM ONE
12'11" x 9'6" (3.95m x 2.90m)

BEDROOM TWO
12'1" x 11'0" (3.70m x 3.37m)

BATHROOM
7'10" x 6'2" (2.41m x 1.89m)

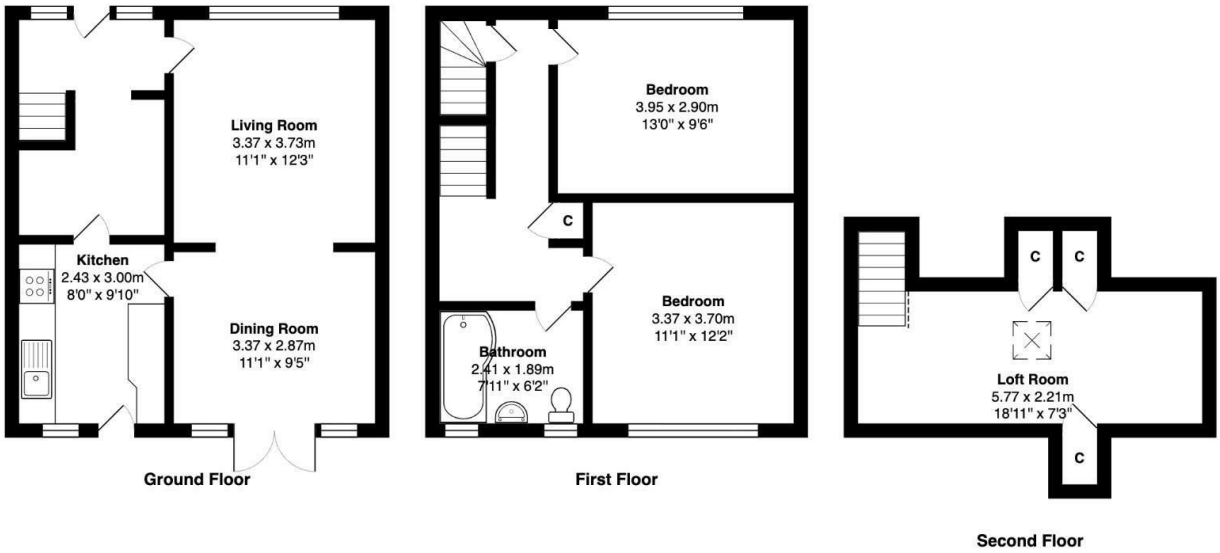
LOFT ROOM
18'11" x 7'3" (5.77m x 2.21m)

Road Map

Hybrid Map

Terrain Map

Floor Plan



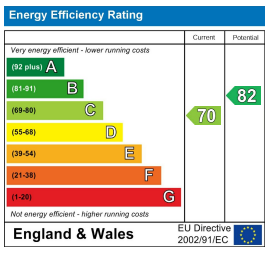
Total Area: 96.0 m² ... 1033 ft²

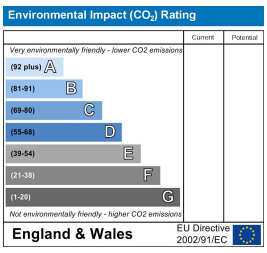
All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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