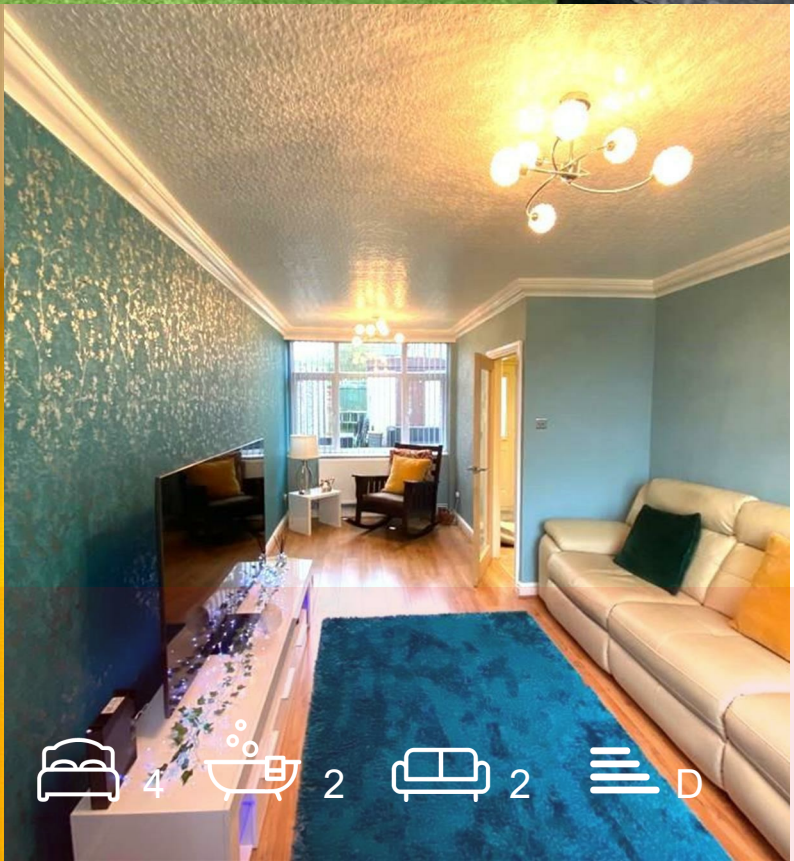




40 Rycroft Avenue

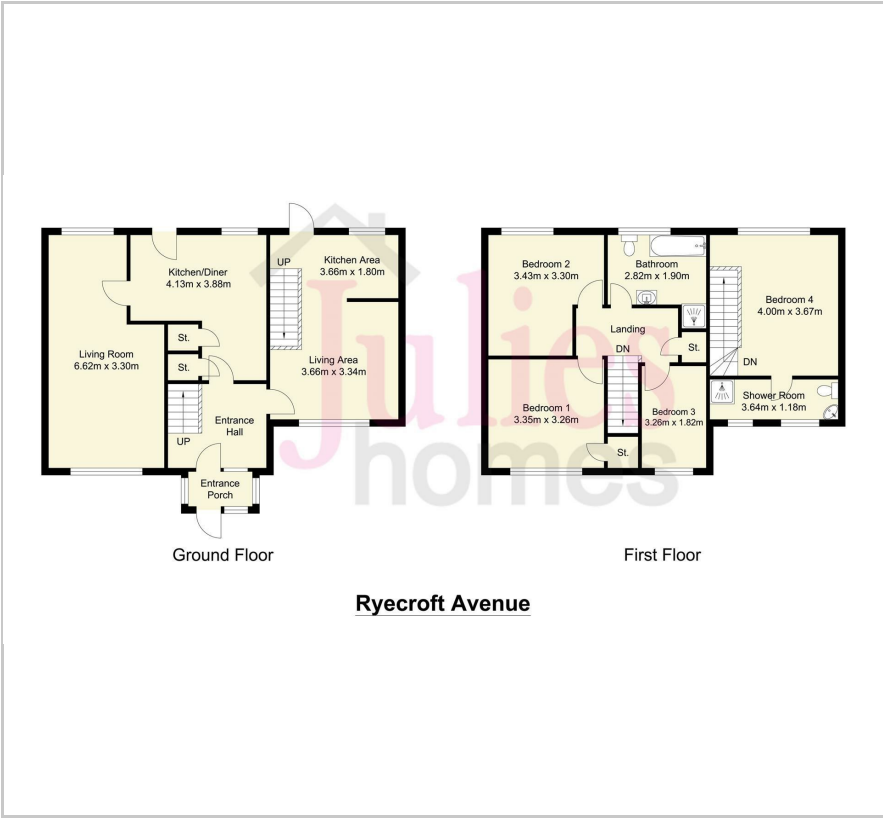
Bramley, Leeds, LS13 4NJ

Offers Around £234,995

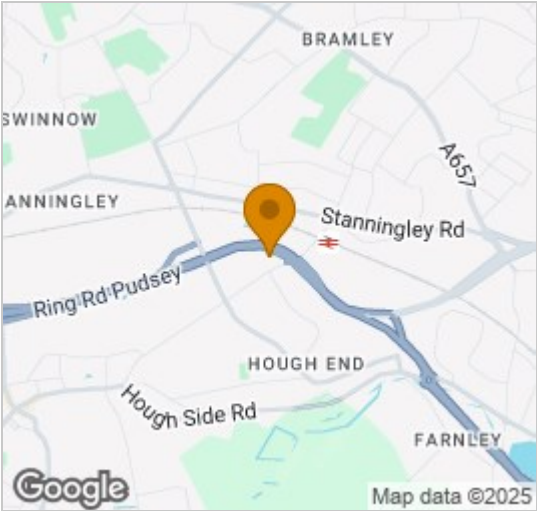




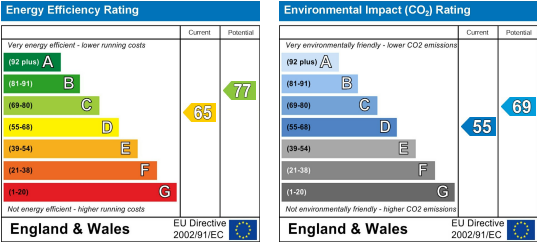
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Farsley Office on 0113 204 0322 if you wish to arrange a viewing appointment for this property or require further information.

- THREE BEDROOMS
- IDEAL LOCATION
- \*\*NO ONWARD CHAIN\*\*
- STORAGE SHED
- SEPERATE ANNEXE IDEAL GRANNY FLAT!
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- ESTABLISHED GARDENS

**NEW TO MARKET**

We are delighted to offer for sale this unique property in a popular residential area in Bramley. An extended semi detached family home with self contained annexe to the side of the property. This extremely well presented home boasts kitchen dining separate living room, THREE bedrooms, house bathroom and large enclosed rear garden with patio area, decking and useful storage shed. With the added benefit of the annexe with internal and separate external access from the house. Access to the annexe is through a porch leading to spacious hallway and into a good sized kitchen dining with access to enclosed rear garden. Internal double doors lead to lounge with windows to front and rear elevation. To the first floor are TWO Double bedrooms and SINGLE bedroom with HOUSE BATHROOM benefiting from separate shower cubicle and white three piece bathroom suite. Access to the annexe is through its own separate external entrance which leads directly into the kitchen area and living room with window to front elevation and internal door leading to the main hallway. The first floor of the annexe offers large bedroom and separate wet room with shower area, WC and sink. Viewing is highly recommended to fully appreciate the space this lovely property has to offer with the added benefit of the beautifully decorated annexe, ideal for growing families and visitors!

**EARLY VIEWING HIGHLY RECOMMENDED**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.