



Waterloo Lane
Leeds

Asking Price £165,000



ManningStainton

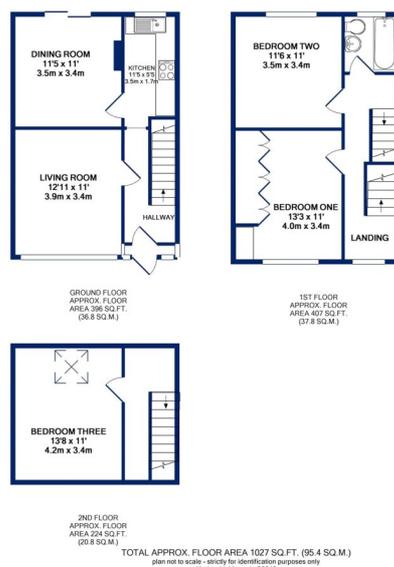
helping people move

A three bedroom semi detached property just a short distance from the amenities of Bramley centre and offered to the market with no onward chain. Arranged over three floors with three double bedrooms, two reception rooms, good size rear garden, driveway and garage.

The accommodation comprises in brief, to the ground floor; entrance porch, hallway with laminate flooring and understairs storage cupboard, living room with laminate flooring, electric fire in modern surround and inset ceiling spotlighting, dining room having sliding patio doors out to the rear garden and gas fire and kitchen with a range of cream units to base and wall level, integrated cooking facilities (not tested) and mosaic splash back tiling.

To the first floor are two well proportioned double bedrooms, the master having fitted wardrobes and fully tiled bathroom with white suite. To the second floor, the landing is large enough to be used as a small study area and there is a third double bedroom with velux roof light. Externally, there are lawned gardens to front and rear, the rear being particularly generous in size, mainly laid to lawn with covered seating area.

The area of Bramley centres on Bramley Town Street and the Bramley Shopping Centre that offer all the facilities required for daily living. Bramley is also well placed for the commuter with easy access from most areas of the postcode to the Leeds Outer Ring Road and Leeds City Centre. There are a number of local bus services and for rail users, Bramley Railway Station directly links to Leeds and Bradford City Centres.



Directions

From our Manning Stainton office on Lidget Hill in Pudsey, turn left and at the traffic lights, turn left onto Lowtown which will in turn become Swinnow Road. Follow this all the way to the junction with Stanningley Road, continuing straight ahead onto Hough Lane. Follow the road to Bramley centre and at the crossroads, continue straight ahead onto Waterloo Lane. Number 82 can be found on the right hand side, identified by our Manning Stainton 'For Sale' board.

Viewing

By appointment only through our Pudsey branch

Open 7 days a week

Mon, Tues, Thurs, Fri	9.00 - 5.30
Wednesday	9.45 - 5.30
Saturday	9.00 - 4.00
Sunday	11.00 - 3.00

Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

Sales Particulars Version 2

