



**St. Catherines Hill, Bramley LEEDS LS13 2LE**

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**St. Catherines Hill, Bramley LEEDS**

Situated on the ever-popular St Catherines estate this beautifully presented three-bedroom semi-detached home offers spacious, modern living throughout. Boasting large rooms a generous corner plot garden and an impressive extension, this property is ideal for buyers seeking space and style.



## Property Information

Located on the highly popular St Catherines estate, this beautifully presented and extended three-bedroom semi-detached home offers spacious, modern living throughout. Internally, the property features a bright dual-aspect lounge, a large open-plan kitchen diner with integrated appliances and French doors, and a versatile conservatory/sun room overlooking the garden with additional utility space. Upstairs, there are three well-proportioned bedrooms, including two generous doubles with built-in wardrobes, along with a modern, fully tiled bathroom. The home has been updated throughout, with contemporary finishes, tiled flooring, and recently installed appliances, making it ready to move straight into. Externally, the property benefits from a substantial corner plot, boasting a private, low-maintenance rear garden and a gated front garden, along with on-street parking to the rear. Ideally located close to Bramley Fall Woods, local schools, and excellent amenities, this home perfectly combines space, style, and convenience.

### Entrance Hall

Welcoming entrance hall providing access to ground floor rooms.

### Lounge

A bright and spacious living area featuring dual aspect windows, allowing for an abundance of natural light, complemented by a stylish tiled floor.

### Kitchen Diner

A standout feature of the home this large, modern kitchen diner offers tiled flooring, integrated double oven and fridge freezer, washer (installed 2024), contemporary spotlighting, French doors opening into the conservatory

perfect for both everyday family life and entertaining.

### Conservatory / Sun Room

A lovely additional living space with views over the rear garden, tiled flooring, and useful utility area, ideal for relaxing or hosting guests

### Bedroom One

A generous master bedroom with dual aspect windows and built-in wardrobes.

### Bedroom Two

A generous master bedroom with dual aspect windows and built-in wardrobes.

### Bedroom Three

Located at the rear, this bedroom includes built-in storage and a practical lino floor – ideal as a bedroom, nursery, or home office.

### Bathroom

A modern, fully tiled bathroom fitted with shower, WC, heated towel rail and contemporary wall and floor tiling.

### Front Garden

Gated and mainly laid to lawn, providing a neat and welcoming first impression.

### Rear Garden

This large corner plot offers fenced boundaries for privacy, low maintenance astro turf, ample space for outdoor seating, play or entertaining.

### Parking

Convenient on-street parking to the rear of the property.



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## St. Catherines Hill, Bramley LEEDS

- Extended 3-bedroom semi-detached home
- Large corner plot with private rear garden
- Spacious kitchen diner with integrated appliances
- Bright conservatory/sun room with garden views
- Dual aspect lounge and master bedroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £260,000



Please note the marker reflects the postcode not the actual property

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