



St. Catherines Hill, Bramley LEEDS LS13 2LE

welcome to

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 sought-after St Catherines Estate, this beautifully presented and substantially extended three-bedroom semi-detached home offers spacious, contemporary living throughout. The property has been extensively renovated by the current owners, with significant improvements including a stunning brand-new open-plan kitchen and dining area, a newly fitted kitchen with integrated appliances, and a host of further upgrades that create a stylish, move-in-ready home. Internally, the accommodation features a bright dual-aspect lounge, while the impressive open-plan kitchen diner forms the heart of the home, boasting modern cabinetry, integrated appliances, and French doors opening onto the rear garden. A versatile conservatory/sun room provides additional living space overlooking the garden, together with a useful utility area. Upstairs, there are three well-proportioned bedrooms, including two generous double rooms with built-in wardrobes, alongside a modern fully tiled family

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.



view this property online williamhbrown.co.uk/Property/PDY117019



welcome to

St. Catherines Hill, Bramley LEEDS

- GUIDE PRICE £250,000 - £260,000
- 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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117019



Property Ref:
PDY117019 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk