

Estate &
Letting Agents

dwell

Somerdale Walk
Leeds
LS134SF
£220,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

dwell

Property Details & Area Map

- Three Bed End of Terrace
- Attached Outhouse - Utility and Garage
- Nicely Presented
- Off Road Parking
- Quiet Cul-De Sac Location
- Attractive Rear Garden
- Excellent Transport and Travel Links
- Open Plan Living / Dining
- New Boiler
- Ideal First Home or Buy to Let

0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwel-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

dwell

Property Description

This lovely three-bedroom end of terrace property occupies a quiet residential cul-de-sac in a family friendly area of Bramley, benefiting from an attached external outhouse/utility - opening onto a secure garage.

Set back from the road by an elevated driveway with off road parking for one car plus further parking space to the left, the property's main point of access is through a front door opening onto a light and welcoming reception hallway with stairs directly ahead rising to the first floor landing. An internal door on the right leads through to the fantastic open-plan living/dining space, offering direct access to the rear garden through patio doors.

The adjacent kitchen houses a newly installed boiler and incorporates understairs storage space. There are a number of wall and base units housing space and plumbing for a dishwasher, in addition to a stand-alone electric oven with overhead extractor plus a stainless-steel sink. A glass panelled external door leads to the rear garden and outhouse utility space.

The outhouse is partially tiled and incorporates electric and plumbing for a washing machine and tumble dryer. There is a stainless-steel sink, wall mounted shelving, plus an internal door opening onto the garage at the front.

To the first floor, a carpeted landing provides access to three good sized bedrooms - 2 doubles and 1 single which is currently used as a dressing room. There is a well-proportioned family bathroom with shower over the bath.

This property is well presented but also offers scope for personalisation - making it an absolutely ideal first home for a young family or professional couple looking to add their own stamp but not wanting to take on a large project. It may also appeal as a buy-to-let opportunity, being situated in a popular residential family location, offering excellent travel links to surrounding areas.

Gallery



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

dwell

Area Description and Map

Area Description

Somerdale Walk itself offers easy access to the inner ring road whilst being within a short drive of nearby Pudsey, Rodley and Kirkstall. Bramley train station offers direct rail links to further afield, whilst multiple bus stops also go directly to Leeds City Centre.



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

dwell

Gallery



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

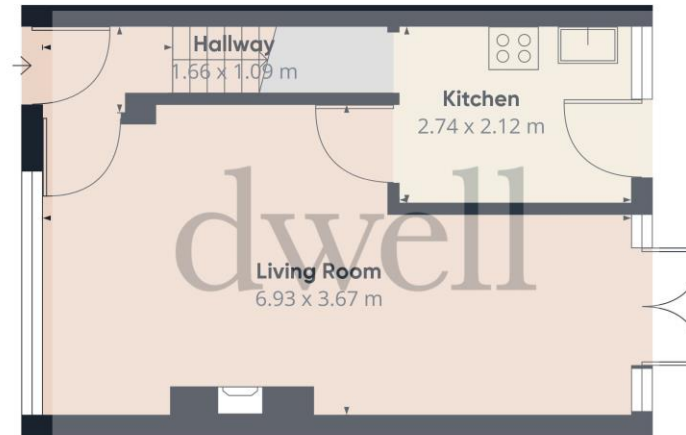
info@dwell-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

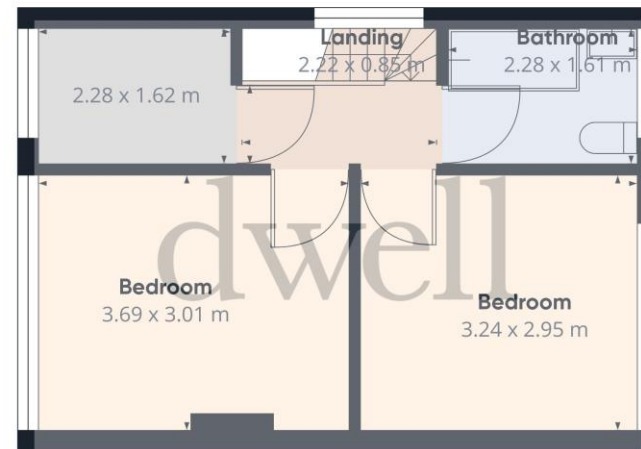
dwell

Floor Plan

Floor Plan - Total floor area 62.94



Ground Floor



Floor 1

dwel

Approximate total area[™]
62.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwel-leeds.com
www.dwel-leeds.com

Estate &
Letting Agents

dwel

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy
Performance
Rating

D