



THE POPLARS, BRAMHOPE, LEEDS, LS16 9DL  
£315,000





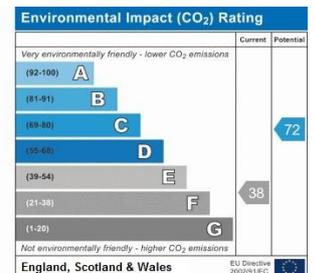
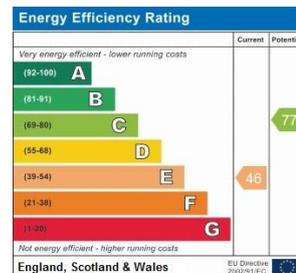
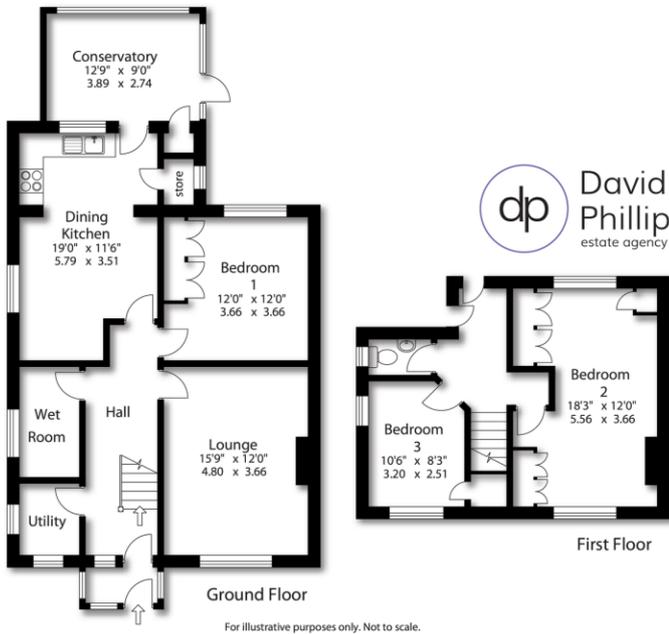
## DESCRIPTION

### About the Property

A great opportunity to acquire a most attractively presented three-bedroom semi-detached dormer bungalow offering deceptively spacious accommodation located in a sought-after residential area. The accommodation downstairs features a re-fitted dining kitchen with integrated appliances and a conservatory to the rear. The spacious lounge has a large front facing window. The ground floor bedroom has built in wardrobes and the wet room, with an under floor heated tiled floor has modern fittings including a shower, wash basin and toilet in white. There is also a useful utility room. The rooms upstairs are of bright and pleasing proportions with two further bedrooms, dormer windows, plenty of under eaves storage and a separate toilet with wash hand basin. Outside there is a garage approached by a block paved drive providing additional off-street parking and the enclosed rear garden, with a south facing flagged patio is an attractive feature. The accommodation is offered with a gas fired heating system and the windows are UPVC sealed double glazed.

### About Bramhope

The property is situated in a sought after residential area in the village of Bramhope with numerous local amenities including shops, a highly regarded primary school which feeds to Prince Henry's Grammar School in Otley, medical and dental centres, recreational facilities and a public house. Bramhope is located north of the vibrant centre of Leeds, commutable to Bradford and is within a short driving distance of the fashionable spa towns of Harrogate and Ilkley as well as the traditional and historic market town of Otley. There are railway stations at nearby Horsforth and Weeton with main line links.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to check the measurements.

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