



CORNERSTONE

5 Parkville Place, Bramley, Leeds, LS13 2LY



1 x  | 2 x  | 1 x  | 1 x  | E 





5 Parkville Place

£155,000

This much-loved and well-maintained home offers ready-to-move-into accommodation, combining characterful features with modern updates such as gas central heating and PVCu double glazing. Tall ceilings throughout add to the spacious feel.

In brief, the property comprises two spacious double bedrooms — the top bedroom enjoying fantastic views across Leeds and beyond — a generously sized bathroom with a white suite, over-bath shower and vanity unit, a bright living room featuring a decorative chrome-finish gas fire set within a granite fireplace, and a kitchen fitted with a range of base and wall units, breakfast bar, splashback tiling, and access to the handy cellar below. The cellar houses the electric and gas meters, consumer unit, and provides excellent storage space.

Externally, the property benefits from a small, enclosed paved courtyard to the front, ideal for potted plants or a morning coffee.

Situated on a quiet residential street, the location is particularly handy, being within close proximity to Kirkstall Bridge Shopping Park, the historic Kirkstall Abbey, Bramley Park and the scenic Leeds to Liverpool Canal. The property also benefits from excellent transport links, with frequent bus services and Bramley train station just a 15-minute walk away, offering quick and easy access to Leeds city centre and beyond.

Living Room

A bright and airy reception room featuring a large double-glazed window to the front that allows plenty of natural light to fill the space. Decorated in modern tones with laminate flooring, this generous room includes a decorative gas fireplace as a charming focal point. The living room leads seamlessly to the kitchen and provides access to the stairs rising to the first floor.

Kitchen

The kitchen features a large double-glazed window that fills the space with natural light. Decorated in neutral tones, it includes numerous cupboards for ample storage, tiled splash backs, a stainless steel sink with drainer, and houses the washing machine along with a newly installed boiler. This room also provides direct access to the cellar.

Bedroom 1

A spacious double bedroom featuring a large double-glazed window with a gas radiator positioned beneath, allowing ample natural light to enter. Decorated in modern blue tones, the room has laminate flooring, creating a stylish and comfortable space.

Family Bathroom

The family bathroom is generously sized and features a built-in practical storage cupboard, a bathtub with an overhead shower, newly fitted vinyl flooring, a toilet, and a wash basin set into a vanity unit. A large frosted double-glazed window allows natural light while maintaining privacy.

Bedroom 2

A large and spacious double bedroom that offers amazing views over Leeds and beyond. Carpeted throughout and decorated in neutral tones, the room also features a handy storage cupboard, providing practical storage solutions.

Cellar

A spacious and practical area, the cellar is ideal for storage. It houses the electric and gas meters, a newly replaced consumer unit and a radiator, ensuring the space is functional and well-equipped.

Patio Area

Externally, there is a small, enclosed paved patio area to the front — easy to maintain and ideal for pots, plants, or a small bistro set.

Additional Information

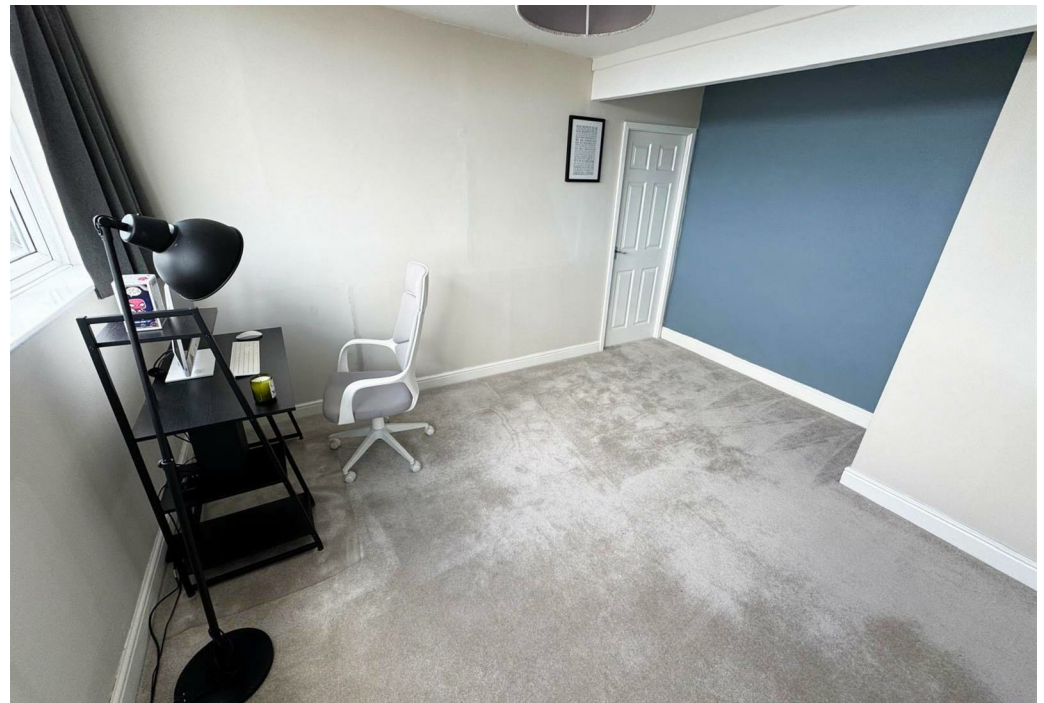
TENURE - FREEHOLD.

Council Tax Band A

Please note: As required by the Estate Agents Act 1979, we declare that the vendor of this property is an employee of Cornerstone Sales and Lettings

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

2. We endeavor to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you,





Total Area: 80.1 m² ... 862 ft²
 At measurements are approximate and for display purposes only

please contact the office and we will be happy to check where we reasonably can.

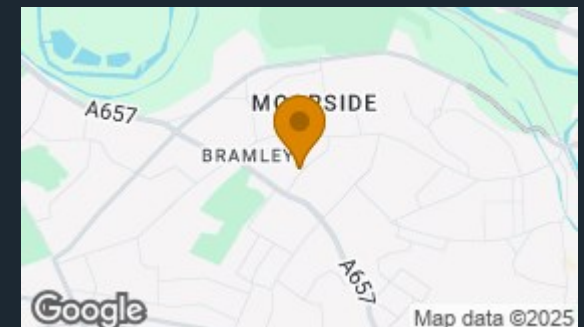
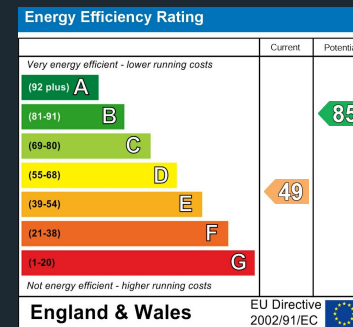
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
 Leeds City Council

Council Tax Band
 A





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ



Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk