



Warrels Place, Bramley Leeds LS13 3NS

welcome to

Warrels Place, Bramley Leeds

Superb two double bedroom mid terraced property with private garden having central heating and double glazing. Near the green space of Bramley Park, yet having fantastic transport links.



Warrels Place

William H Brown are delighted to offer to market this TWO DOUBLE BEDROOM brick built middle TERRACED home over four floor with private garden.. The property is situated in a SUPERB BRAMLEY LOCATION and has great TRANSPORT LINKS being a 10 minute walk to BRAMLEY TRAIN STATION and BRAMLEY BUS STATION, good LOCAL SCHOOLS and LOCAL AMENITIES within a few minutes walk, such as Bramley Shopping Centre, gyms, swimming baths, schools, nursery and restaurants. Near the green space of BRAMLEY PARK.

Having newly fitted kitchen and newly fitted wardrobes with a 5 year warranty, plenty of storage including a cellar.

This would make a perfect home for first time buyers and investors alike. A definite MUST SEE.

Terraced Property near Bramley Park, Bus and Train Station briefly comprising of Lounge and Kitchen Area, Cellar, Double Bedroom and Bathroom to the First Floor and a Large Double Bedroom to the Second Floor.

Lounge Area

14' x 13' 7" (4.27m x 4.14m)

The living area is bright and airy being open plan. Laminate flooring, double glazed window, gas fire and central heating radiator.

Kitchen Area

10' 7" x 5' 9" (3.23m x 1.75m)

Newly fitted kitchen with wall hung, drawer and base units with complimentary worktop surfaces, Smeg gas hob, electric oven, integrated dishwasher, useful breakfast counter and double glazed window.

Cellar

Very large cellar housing the Vokera boiler, electric and water box, central heating radiator.

Bedroom 1

13' 7" x 10' 4" (4.14m x 3.15m)

Newly fitted wardrobes last year plus a storage cupboard, there is no lack of storage space to this room. Carpet, radiator and double glazed windows.

Bathroom

8' 3" x 7' 8" (2.51m x 2.34m)

Great sized room with bath with shower over, wash hand basin, low flush WC, radiator and frosted double glazed window.

Bedroom 2

20' x 11' 8" (6.10m x 3.56m)

A fantastic sized room to the second floor with under eaves storage, wooden floor, 2 central heating radiators and 2 velux double glazed windows.



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welcome to

Warrels Place, Bramley Leeds

- Two Double Bedroom
- Middle Terraced Home with private garden
- Newly Fitted Kitchen
- New Fitted Wardrobes
- Near Bramley Train and Bus Station

Tenure: Freehold EPC Rating: D

offers over

£167,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114460 - 0007

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