





Westover Road, Leeds LS13 3PB



welcome to

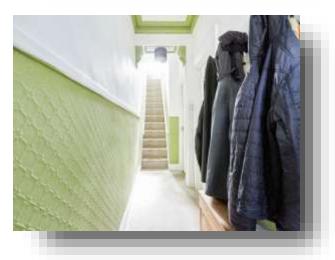
Westover Road, Leeds

This two bedroom through terrace has great transport links from frequent buses from the bottom of the street and also from nearby Bramley Train Station, yet near the green space of Bramley Park. Minutes walk to Bramley Shopping Centre and 5 minutes drive to Kitkstall Bridge Shopping Centre.













Westover Road

Terraced property briefly comprising of Lounge, Kitchen, Cellar, Two Bedrooms, Bathroom and Rear Outdoor Space.

Lounge

11' 9" x 11' 7" (3.58m x 3.53m)

A light and welcoming large double glazed window to the front, carpet, central heating radiator and gas fire to chimney breast.

Kitchen Diner

14' 8" x 10' 8" (4.47m x 3.25m)

A great sized dining kitchen with wall hung, drawer and base units with complimentary worktop surfaces over, plumbing for washer, part tiled splash backs. cupboard space, laminate flooring, double glazed windows to the rear and central heating radiator,

Cellar

A great sized storage area.

Landing

Staircase to the first floor. Access to the part boarded loft with a drop down ladder.

Bedroom 1

14' 8" x 8' 7" (4.47m x 2.62m)

Fitted wardrobes to the master bedroom, carpet, double glazed window to the rear, boiler to cupboard and central heating radiator.

Bedroom 2

11' 9" x 8' 8" (3.58m x 2.64m)

Fitted wardrobes also to the second bedroom. carpet, double glazed window to the front and central heating radiator.

Bathroom

8' 1" x 4' 9" (2.46m x 1.45m)

Bath with shower over, low flush WC, wash hand basin, vinyl flooring, part tiled walls and heated rail.

External

A pleasant area with decking.





welcome to

Westover Road, Leeds

- Two Double Bedroom Terrace
- **Spacious Home**
- Cellar
- Minutes from Bramley Train Station
- Minutes from Bramley Shopping Centre

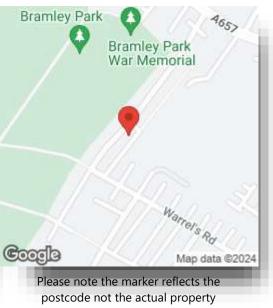
Tenure: Freehold EPC Rating: D

£190,000









view this property online williamhbrown.co.uk/Property/PDY114533



Property Ref: PDY114533 - 0003 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 quidance 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

0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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.