



**Warrels Mount, Bramley Leeds LS13 3NU**

**welcome to**

**Warrels Mount, Bramley Leeds**

Newly renovated with new radiators, carpets, bathroom, newly decorated and the garden being remodeled. This lovely property will appeal to a number of buyers and is located in the heart of Bramley near Bramley Park and Train Station.



## **Warrels Mount**

Terraced property briefly comprising of Kitchen Diner, Lounge, Four Bedrooms, Bathroom, Garden.

### **Kitchen Diner**

16' 9" x 12' 4" ( 5.11m x 3.76m )

The kitchen has wall hung, drawer and base units with complimentary worktop surfaces over, sink with drainer, integrated dishwasher, double oven, hob, wall hung Valliant boiler only 5 year old, storage cupboard, double glazed windows to the side and front elevation, central heating radiator, laminate flooring and front entrance door.

### **Lounge**

12' 4" x 12' 3" ( 3.76m x 3.73m )

The living area has carpet, central heating radiator and double glazed windows to the side.

### **Bedroom 1**

12' 8" x 10' 6" ( 3.86m x 3.20m )

The master bedroom is a good sized double with carpet, central heating radiator and double glazed windows to the rear.

### **Bedroom 2**

12' x 10' 6" ( 3.66m x 3.20m )

The second bedroom is another good sized double with new carpet, central heating radiator and double glazed windows to the front.

### **Bedroom 3**

6' x 5' 9" ( 1.83m x 1.75m )

Having central heating radiator, carpet, 2 x velux double glazed window and spotlights to the ceiling.

### **Bedroom 4**

15' 9" x 15' ( 4.80m x 4.57m )

### **Bathroom**

7' 7" x 6' ( 2.31m x 1.83m )

Brand new modern suite with bath with shower over, low flush WC, wash hand basin, tiled flooring and heated towel rail

### **Garden**

The private garden is a great space for enjoying the summer months or children's play.



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## Warrels Mount, Bramley Leeds

- Four Bedroom Spacious End Terrace
- Recently Renovated
- New Radiators
- New Bathroom
- New Carpets

Tenure: Freehold EPC Rating: Awaited

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114309 - 0002

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