







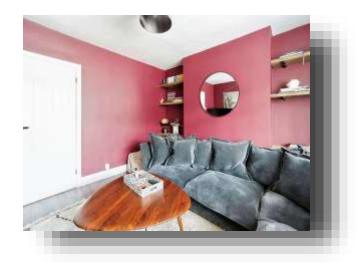


welcome to

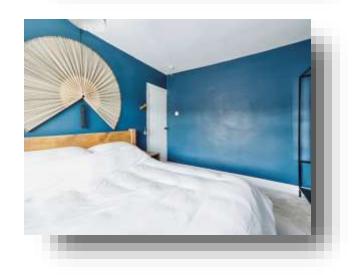
Warrels Mount, Bramley Leeds

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

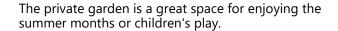
15' 9" x 15' (4.80m x 4.57m)

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







welcome to

Warrels Mount, Bramley Leeds

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

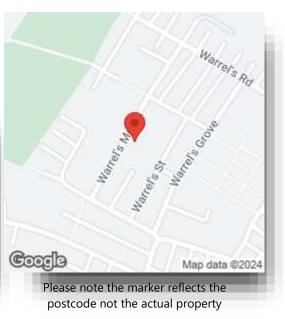
Tenure: Freehold EPC Rating: Awaited

£220,000









view this property online williamhbrown.co.uk/Property/PDY114309



Property Ref: PDY114309 - 0002 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.