



**The Bungalow Westmoor Rise, Leeds LS13 3DB**

**welcome to**

**The Bungalow Westmoor Rise, Leeds**

Beautifully presented and tastefully decorated three bedroom detached bungalow set in a substantial plot in the heart of Bramley. Situated in this popular residential location close to local amenities and within easy reach and access to ring road and motorway.



### **Westmoor Rise**

Detached bungalow that briefly comprises of Entrance Hall, Downstairs WC, Lounge, Kitchen, Three Bedroom, Wet room, Garden and Garage.

#### **Entrance Hall**

19' 4" x 12' 1" (5.89m x 3.68m)

Front entrance door, access to the partly boarded loft.

#### **Downstairs Cloakroom**

5' 1" x 2' 8" (1.55m x 0.81m)

Low flush WC, wash hand basin, carpet and frosted double glazed window.

#### **Lounge**

18' x 13' 1" (5.49m x 3.99m)

Spacious and welcoming living room with marble fireplace with electric fire, carpet, radiator and double-glazed windows to the front elevation.

#### **Kitchen**

10' 8" x 10' 1" (3.25m x 3.07m)

Wall hung, drawer and base units with worktop surfaces over, plumbing for washer, Zanussi cooker, integrated fridge freezer, double sink with drainer, radiator, double glazed window to the rear.

#### **Bedroom 1**

12' 9" x 10' 1" (3.89m x 3.07m)

The master bedroom has built in wardrobes, carpet, radiator and double-glazed windows to the rear.

#### **Bedroom 2**

11' 5" x 11' 2" (3.48m x 3.40m)

A good sized second bedroom with built in wardrobes, carpet, radiator and double-glazed windows to the front elevation.

#### **Bedroom 3**

9' 3" x 8' 1" (2.82m x 2.46m)

Useful built in wardrobes are also in the third bedroom with carpet, radiator and double-glazed window to the front elevation.

### **Shower Room**

10' x 6' 8" (3.05m x 2.03m)

Modern shower room / wet room with low flush WC, wash hand basin, heated towel rail, frosted double glazed windows and spotlights to ceilings.

#### **External**

Externally the property has a large garden mainly lawned with shrubs and having a large sweeping drive allowing for plenty of off-street parking leading to the detached garage which has a convenient side door for easy access.



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## The Bungalow Westmoor Rise, Leeds

- GUIDE PRICE - £400,000 - £410,000
- A Particular Fine Three Bedroom Detached Bungalow
- Drive to fit Multiple Cars
- Near Bramley Park
- Large Garden & Garage

Tenure: Freehold EPC Rating: D

guide price

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114710 - 0003

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