









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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- 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

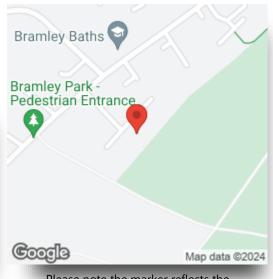
guide price

£400,000







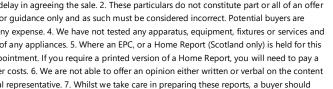


Please note the marker reflects the postcode not the actual property

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Property Ref: PDY114710 - 0003 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 guidance 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.



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