



**Ashby Square, Bramley Leeds LS13 3BQ**

**welcome to**

**Ashby Square, Bramley Leeds**

Renovation opportunity is offered in Bramley, West Leeds. Three-bedroom town house with vacant possession, having on street parking and gardens to front and rear. Close to Bramley Shopping Centre and the green spaces of Bramley Park.



## **Ashby Square**

Town House briefly comprising of Entrance Hall, Lounge, kitchen Diner, Three Bedrooms, Bathroom, Garden.

### **Entrance Hall**

Front entrance door leading to entrance hall with laminate flooring.

### **Lounge**

13' 3" x 10' 1" (4.04m x 3.07m)

A good-sized family living room with carpet, radiator and double-glazed windows to the front elevation.

### **Kitchen Diner**

15' x 9' 2" (4.57m x 2.79m)

With tiled flooring, wall hung, drawer and base units, hob and oven, sink with drainer, radiator, door to garden and double-glazed windows to the rear elevation.

### **Landing**

Staircase rising to the first floor with laminate flooring. Access to the loft.

### **Bedroom 1**

12' 1" x 8' 5" (3.68m x 2.57m)

Double bedroom with carpet, radiator and double-glazed windows to the front elevation.

### **Bedroom 2**

11' 4" x 8' 5" (3.45m x 2.57m)

The second bedroom is a good size with carpet, radiator and double-glazed windows to the rear elevation.

### **Bedroom 3**

7' 9" x 6' 1" (2.36m x 1.85m)

With useful storage space, radiator and double-glazed windows to the front elevation.

### **Bathroom**

5' 9" x 5' 4" (1.75m x 1.63m)

Bath with shower over, wash hand basin, low flush WC, laminate flooring, radiator and frosted double

glazed window to the rear.

### **External**

Externally there is a paved enclosed garden with a shed and open lawned area to the front.



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## Ashby Square, Bramley Leeds

- Three Bedroom Town House
- Vacant Possession
- No Onward Chain
- On Street Parking
- Renovation Opportunity

Tenure: Freehold EPC Rating: C

# £145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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