









# welcome to

# **Wellstone Avenue, Bramley LEEDS**

Three bedroom semi detached family home with potential to go into the loft. Requiring renovation, this is sure to appeal to a range of buyers. Please contact our Pudsey office to arrange an internal inspection so as not to miss out on this opportunity.













#### **Wellstone Avenue**

Semi detached property briefly comprising of Downstairs WC, Lounge, Kitchen, Loft/Occasional space, Three Bedrooms, Bathroom, Gardens.

#### **Downstairs Wc**

Downstairs cloakroom.

### Lounge

15' x 12' 5" ( 4.57m x 3.78m )

Spacious living room with carpet, gas fire, radiator and double glazed windows to the front elevation.

#### Kitchen

18' 2" x 11' 1" ( 5.54m x 3.38m )

Kitchen diner with sink with drainer, oven, tiled flooring and double glazed windows to the rear elevation, space for table and chairs.

## Landing

Staircase rising to the first floor. Double glazed window to the side, access to the boarded loft.

## **Loft / Occasional Space**

Pull down ladder to the boarded loft. Two velux windows. A useful occasional space that can have a range of uses.

#### **Bedroom 1**

13' x 11' 1" ( 3.96m x 3.38m )

With built in wardrobes, carpet, radiator and double glazed windows to the front elevation.

#### **Bedroom 2**

14' 6" x 10' (4.42m x 3.05m)

Carpet, radiator and two double glazed windows to the rear.

#### **Bedroom 3**

9' 1" x 8' (2.77m x 2.44m)

Carpet, radiator and double glazed window to the front.

#### **Bathroom**

Bath with electric shower, low flush WC, wash hand

basin, tiled walls and frosted double glazed window.

#### External

Garden to the front and enclosed garden to the rear with useful shed.

#### **Agents Note**

None standard construction, repaired Airey. We hold a letter of drearier from Leeds City Council Any interested buyers buyer should source a suitable lender before they proceed with the purchase that we can assist with.





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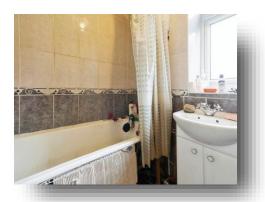
# **Wellstone Avenue, Bramley LEEDS**

- Three Bedroom Semi Detached
- Refurbishment Opportunity
- Central Heating
- **Double Glazing**
- Gardens

Tenure: Freehold EPC Rating: D

offers in the region of

£160,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/PDY114585



Property Ref: PDY114585 - 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 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.





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