



**Wellstone Avenue, Bramley LEEDS LS13 4EE**

**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

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Property Ref:  
PDY114585 - 0003

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