



Warrels Place, Bramley Leeds LS13 3NS

welcome to

Warrels Place, Bramley Leeds

Located on the popular Warrels in Bramley is this very well presented Three Bedroom plus study and cellar / utility room with a garden. Newly fitted kitchen diner and lounge with a log burner.



Warrels Place

William H Brown are delighted to offer to market this THREE BEDROOM, PLUS STUDY & CELLAR UTILITY ROOM/GYM SPACE brick built TERRACED home over four floor with private garden.

The property is situated in a SUPERB BRAMLEY LOCATION and has great TRANSPORT LINKS being a 10 minute walk to BRAMLEY TRAIN STATION and BRAMLEY BUS STATION, good LOCAL SCHOOLS and LOCAL AMENITIES within a few minutes walk, such as Bramley Shopping Centre, gyms, swimming baths, schools, nursery and restaurants. Near the green space of BRAMLEY PARK.

Having a newly fitted kitchen diner, welcoming living room with wood burner, plenty of storage including a cellar with utility section, new bathroom. Fully renovated and ready to move in to.

Hallway

Newly decorated hallway.

Lounge

13' 4" x 12' 9" (4.06m x 3.89m)

A spacious living room with log burner to the feature stone fire place, glass screen, double glazed windows to the front elevation and central heating radiator.

Kitchen Diner

13' 6" x 10' 4" (4.11m x 3.15m)

Well designed kitchen diner with wall hung, drawer and base units with complimentary worktop surfaces over, range cooker, sink with drainer, integrated dishwasher, space for fridge freezer, tiled floor, space for table and chairs, access to the cellar.

Cellar Utility Room

The first part of the cellar space is an ideal utility room with the wall hung boiler, shelving, plumbing for washer dryer. There are two other spaces in the basement one of which is being used currently as a gym.

Landing

15' 8" x 4' (4.78m x 1.22m)

Staircase rising to the first floor and with access to

the second floor staircase.

Bedroom One

13' 3" x 9' 4" (4.04m x 2.84m)

A good sized double with feature fireplace, double glazed windows to the front elevation, central heating radiator, neutral decor.

Bedroom Two

13' 2" x 8' 1" (4.01m x 2.46m)

Double room with double glazed window to the front elevation, neutral decor and central heating radiator.

Bathroom

8' 9" x 5' 4" (2.67m x 1.63m)

Modern luxury bathroom with under floor heating, shower over bath, wash hand basin, low flush WC, waterfall shower with shower screen, tiled floor and walls with vanity mirror with light and de-mister, frosted double glazed window to the front elevation, heated towel rail, spot lights to the ceiling.

Study To The Second Floor

10' 3" x 9' 2" (3.12m x 2.79m)

Feature fire place, velux window and central heating radiator.

Bedroom Three

14' 4" x 13' 3" (4.37m x 4.04m)

The master bedroom is a great sized double room to the second floor has wardrobes, pine flooring large double glazed window to the front elevation, two central heating radiators.

Outdoor

Private lawned area to the front enclosed with fencing. Newly laid sandstone paving area.



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welcome to

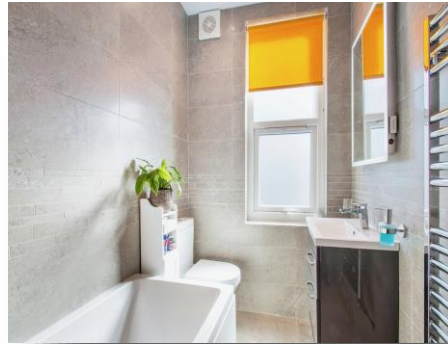
Warrels Place, Bramley Leeds

- Three Bedroom + Study
- Cellar Utility Room Gym
- Accommodation Over 4 Floors
- Garden Fronted
- Newly Fitted Kitchen Diner

Tenure: Freehold EPC Rating: D

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114009 - 0003

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