



**Rossefield Parade, Bramley Leeds LS13 3RW**



**welcome to**

**Rossefield Parade, Bramley Leeds**

Three bedroom town house on the popular Rossefields close to the green space of Bramley Park, Bramley Swimming Baths and Bramley Shopping Centre. Local buses run along Bramley Town Street and the Train Station is a few minutes drive. This spacious home is sure to appeal to a range of buyers.



## Property Information

William H Brown are delighted to offer for sale this THREE BEDROOM, FAMILY SIZED PROPERTY in the popular location of BRAMLEY reached via Rossefield Place

This spacious through TERRACE PROPERTY offers LARGE REAR GARDEN and to the interior offers a LOUNGE/DINER. KITCHEN, DOWNSTAIRS WC, THREE BEDROOMS & BATHROOM.

The property is situated CLOSE TO an abundance of LOCAL AMENITIES such as Bramley Shopping Centre, gyms, nurseries and schools including Bramley St Peters and Raynville Primary and offers GOOD TRANSPORT and COMMUTER LINKS to LEEDS, BRADFORD as well as surrounding areas. Bramley Train station and Bramley Bus Station are short walks away.

Through terraced family home briefly comprising of Entrance Hall, Downstairs Cloakroom Lounge, Dining Kitchen, Three Bedrooms, Bathroom, Garden. CALL NOW TO ARRANGE YOUR VIEWING.

### Entrance

Front entrance door leading to entrance hall with laminate flooring and radiator.

### Downstairs Cloakroom

5' 8" x 5' 5" ( 1.73m x 1.65m )  
Low flush WC, tiled floor, frosted double glazed window.

### Lounge

13' 6" x 11' ( 4.11m x 3.35m )  
Spacious living room with double glazed window to the front, radiator.

### Dining Kitchen

22' x 7' 9" ( 6.71m x 2.36m )  
The dining kitchen is flooded with natural light from the Patio doors the garden and double glazed windows to the rear, sink with drainer, door to garden.

## Landing

10' 6" x 6' ( 3.20m x 1.83m )  
Staircase to first floor. Access to the partially boarded loft.

### Bedroom One

12' 9" x 11' ( 3.89m x 3.35m )  
The master bedroom has built in storage, laminate flooring, radiator and double glazed windows to the rear.

### Bedroom Two

10' 6" x 9' 8" ( 3.20m x 2.95m )  
The second bedroom is another good sized double with double glazed windows to the rear and radiator and useful built in storage.

### Bedroom Three

11' x 8' 7" ( 3.35m x 2.62m )  
The third bedroom has a built in cupboard, double glazed window to the front and radiator.

### Bathroom

10' 3" x 5' 4" ( 3.12m x 1.63m )  
Bath with shower over, low flush WC, wash hand basin, also benefiting from useful built in storage, tiled floor and walls.

### External

The lawned area to the front is owned by Leeds City Council so therefore they cut the grass. The rear garden has gravel for ease of maintenance and would be option to turn into a driveway.



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## Rossefield Parade, Bramley Leeds

- Three Bedroom Through Terrace
- Spacious Home
- Located in The Heart of Bramley
- Great Transport Links To Leeds & Bradford
- Garden

Tenure: Freehold EPC Rating: C

offers over

**£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY115074 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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