









## welcome to

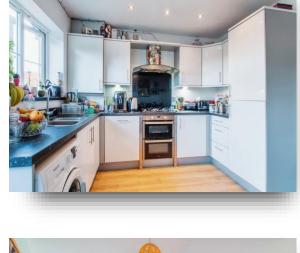
# **Horsforde View, Bramley LEEDS**

Located in this highly regarded location with fantastic far reaching views. The standard of accommodation is sure to appeal to a range of buyers. Please telephone our Pudsey office to arrange your viewing.

This is a MUST SEE.













## **Property Information**

Immaculate Four bedroom mews house over three floors tucked away with far reaching views across the river and towards Rodley Nature Reserve. Off road parking to the drive and integrated garage. Stylish, full of charm with luxury additions.

An enviable home being spacious yet cosy and still close to transport links, local amenities and only a few minutes drive to Kirkstall Bridge shopping centre and Bramley Shopping Centre, schools, gyms and lovely walks along the canal and the river Aire. The park is a short walk.

#### **Entrance Hall**

10' 7" x 4' 11" ( 3.23m x 1.50m )

Front entrance door leading to the welcoming entrance hall. Carpet and central heating radiator.

#### **Downstairs Cloakroom**

5' 2" x 2' 11" ( 1.57m x 0.89m )

Low flush WC with wash hand basin, laminate flooring and central heating radiator.

#### **Kitchen Diner**

14' 3" x 13' (4.34m x 3.96m)

To the ground floor, the spacious well designed kitchen has wall hung, drawer and base units with complimentary worktop surfaces over providing a good amount of storage space, integrated fridge freezer, dishwasher, double oven, hob and extractor fan, sink with drainer, wall hung boiler serviced in 2024, modern flooring, ample space for table and chairs, central heating radiator. French style doors to the sun patio and garden.

## **Integral Garage**

17' x 8' 8" ( 5.18m x 2.64m )

The garage is also a great space for storage. Housing the fuse box.

## Lounge

14' 4" x 13' 11" ( 4.37m x 4.24m )

To the first floor is this living area that is flooded with natural light from the floor to ceiling windows and French doors and has a balcony for a seating area to make the most of the stunning view. With carpet and central heating radiator.

#### **Bedroom One To Second Floor**

14' 4" x 12' 2" ( 4.37m x 3.71m )

The master bedroom has river views, built in wardrobes, two double glazed windows to the rear, carpet and central heating radiator.

#### **En-Suite**

5' 4" x 4' 11" ( 1.63m x 1.50m )

Shower, wash hand basin and low flush Wc

#### **Bedroom Two To Second Floor**

14' 4" x 9' 6" ( 4.37m x 2.90m )

A good sized second bedroom flooded with light from the two double glazed windows and having carpet and central heating radiator.

#### **Bathroom**

8' 2" x 5' 4" ( 2.49m x 1.63m )

The luxury bathroom to the second floor can also be accessed from bedroom two. With shower over the bath, low flush WC, wash hand basin, and heated towel rail.

### Wc To First Floor Bedroom Three To First Floor

12' 11" x 6' 2" ( 3.94m x 1.88m )

Currently being used as a study by the current owner with double glazed windows and central heating radiator.

## **Bedroom Four To First Floor**

9' 6" x 7' 9" ( 2.90m x 2.36m )

With carpet, double glazed window and central heating radiator.

#### Loft

Access via a step ladder and has some boarding for storage purposes.

#### **External**

Off road parking to the driveway.

The private garden is paved and tiered and has

raised decking. Perfect for enjoying the summer months.

With far reaching views to Rodley Nature Reserve.

#### **Grounds Fee**

Contribution of just £12.00 per month for the upkeep of the whole grounds.





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## **Horsforde View, Bramley LEEDS**

- Four Bedroom Mews House
- Downstairs WC + Jack & Jill Bathroom + En-Suite
- Integrated Garage
- Stunning Far Reaching Views
- Balcony Leads From First Floor Living Room

Tenure: Freehold EPC Rating: C

offers in the region of

£350,000









Please note the marker reflects the postcode not the actual property

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Property Ref: PDY114637 - 0002 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 guidance 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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