

Westover Road, Leeds LS13 3PG

welcome to

Westover Road, Leeds

A superb blend of period character and modern comfort. Ideally located, the house is within walking distance of local schools, Bramley Train Station for commuting to Leeds and beyond and Bramley shopping centre. This home is ready to move into and must be viewed to fully appreciated.



Property Information

This beautifully presented Victorian through terrace enjoys a sought-after position with views over Bramley Park to the rear. Full of charm and character, the home boasts high ceilings, generous room sizes and a versatile layout ideal for family living. Inside the accommodation features four spacious double bedrooms and a modern bathroom complete with shower and heated towel rail. The property also benefits from two large cellars, currently being used for storage and recreation room offering excellent additional living or hobby space. Externally, the rear of the property opens out to a decked seating area.

Lounge

13' 2" max x 13' 4" max (4.01m max x 4.06m max)
Warm inviting space enhanced by high ceilings. A feature fireplace creates an attractive focal point.

Dining Kitchen

14' max x 13' 7" max (4.27m max x 4.14m max)
The kitchen diner is a fantastic space for family life and entertaining. Fitted with a range of units and worktops, it offers plenty of storage and preparation space. The generous dining area provides room for a family table. A window to the rear enjoys views towards the garden and Bramley Park.

Cellar

14' max x 13' 7" max (4.27m max x 4.14m max)
The property benefits from a large cellar, currently being used as a recreation room. This space is ideal as a games room, home gym or hobby area.

Cellar 2

13' 5" max x 12' 11" max (4.09m max x 3.94m max)
The property benefits from a second large cellar featuring the original cold-storage stone table, currently being used as a storage room.

Landing

Staircase to landing. The landing is bright and spacious providing access to two bedrooms and bathroom.

Bedroom 1

14' max x 11' 3" max (4.27m max x 3.43m max)
A spacious double bedroom with high ceilings and ample room for furnishings. A large window to the front allows light, creating a bright and inviting atmosphere.

Bedroom 2

13' 5" max x 11' 4" max (4.09m max x 3.45m max)
A generous double bedroom positioned at the rear of the property, enjoying lovely views across Bramley Park. Perfect for a restful retreat.

Bathroom

8' 9" max x 5' 3" max (2.67m max x 1.60m max)
The bathroom is fitted with a modern suite. A heated towel rail adds a touch of comfort.

Landing

Staircase rising to second floor.

Bedroom 3

15' 9" max x 14' 1" max (4.80m max x 4.29m max)
Another well-proportioned double bedroom, versatile in use as a guest room or teenagers bedroom.

Bedroom 4

15' 9" max x 13' 5" max (4.80m max x 4.09m max)
A comfortable double bedroom with good proportions, offering flexibility for a growing family or home working.

Rear Garden

The rear of the property opens out to a decked area perfect for relaxing or entertaining while enjoying the outlook over the park.



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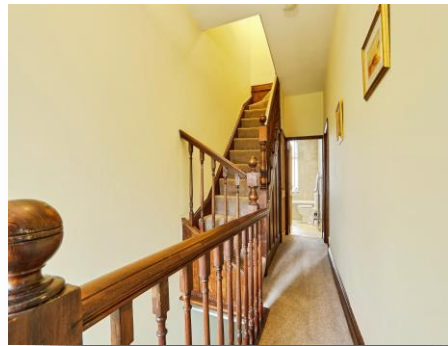
- Through terrace with views over Bramley Park
- Beautifully presented with high ceilings
- Four spacious double bedrooms
- Two Large cellars
- Decked rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers over

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116181 - 0003

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