



Mount Pleasant, Bramley Leeds LS13 2HY

welcome to

Mount Pleasant, Bramley Leeds

Modern four bedroom detached home with double garage and conservatory. This is a beautifully presented family home that combines comfort, practicality, and style, ready to move into. Located in a popular residential and is conveniently placed for local schools, shops, parks and transport links.



Property Information

Situated in a desirable residential area, this attractive four-bedroom detached home offers excellent kerb appeal and generous living space throughout. The property features a spacious double garage and ample driveway parking, ideal for a growing family. Inside, the modern layout includes a welcoming entrance hall with a downstairs wc, a bright and airy lounge, dining area leading to a conservatory, modern kitchen, four well proportioned bedrooms, family bathroom and en-suite,

Entrance Hall

Welcoming entrance hall with understair storage

Downstairs Wc

5' 9" max x 3' 8" max (1.75m max x 1.12m max)
downstairs wc, double glazed window to front
radiator, wc, wash basin

Lounge

14' 3" max x 12' 4" max (4.34m max x 3.76m max)
lounge
double glazed window to front x3
carpet
radiator
door access x2

Reception Room

15' 1" max x 10' 5" max (4.60m max x 3.17m max)
reception room
carpet
gas fire
double glazed window to front
radiator

Kitchen

The modern kitchen is fitted with a range of units and integrated appliances offering plenty of storage and workspace.

Utility Room

5' 9" max x 5' 7" max (1.75m max x 1.70m max)
utility room

boiler
stainless steel sink

Conservatory

17' max x 9' 5" max (5.18m max x 2.87m max)
conservatory
lino flooring
radiator

Landing

landing
stairs from ground floor

Bedroom One

15' max x 10' 3" max (4.57m max x 3.12m max)
bedroom one
carpet
radiator
double glazed window to front
fitted wardrobe

En Suite

10' 6" max x 6' 1" max (3.20m max x 1.85m max)
en suite
bath
wc
wash basin
double glazed window to front

Bedroom Two

10' 9" max x 10' 3" max (3.28m max x 3.12m max)
bedroom two
double glazed window to rear
carpet
radiator
loft hatch

Bedroom Three

12' 4" max x 10' 5" max (3.76m max x 3.17m max)
bedroom three
radiator
carpet
double glazed window to front

Bedroom Four

12' 3" max x 8' 2" max (3.73m max x 2.49m max)
bedroom four
double glazed window to front
radiator
carpet

Bathroom

6' 5" max x 5' 6" max (1.96m max x 1.68m max)
Frosted double glazed window to rear, bath with shower over, wc, wash basin, radiator, shaver point.

Loft Space

loft space
boarded
insulated

Front Garden

Outside the property enjoys a well maintained garden , complimented by new guttering and stylish exterior finishes that enhance its modern appearance.

Rear Garden

rear garden
repaved
new fence borders(composite)
decking area

Double Garage

double garage
one is alarmed
electrics



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Mount Pleasant, Bramley Leeds

- Modern four bedroom detached family home
- Attractive kerb appeal
- Double garage and ample driveway parking
- New guttering recently fitted
- Well maintained gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116223 - 0002

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