



Warrels Place, Leeds, LS13 3NS

welcome to

Warrels Place, Leeds

Situated on the charming Warrels Place, this spacious three-storey mid-terrace offers four generous bedrooms, a useful cellar, and characterful features throughout. With period fireplaces and versatile living space, it's ideal for families or anyone seeking a stylish, well-proportioned home.



Property Information

Situated on the charming Warrels Place, this impressive mid-terraced home spans three storeys and offers generous living space throughout. Boasting four well-proportioned bedrooms and a useful cellar, the property is rich in character with beautiful feature fireplaces adding warmth and charm to several rooms. Ideal for families or those seeking versatile accommodation, this home combines period features with practical living. Viewing is highly advised to fully appreciate all that this delightful property has to offer.

Ground Floor Entrance Hall

The entrance hall features elegant wooden flooring and a wall-mounted radiator, creating a warm and welcoming atmosphere.

Lounge

14' 5" max x 11' 2" max (4.39m max x 3.40m max)

The lounge boasts a double glazed bay window to the front, fitted carpet, a central radiator, and a charming feature fireplace that adds character to the space.

Kitchen Diner

17' 5" max x 14' 3" max (5.31m max x 4.34m max)

The kitchen diner is enhanced by a double glazed window to the rear, stylish wooden flooring, an integrated oven with gas hob, a feature fireplace, and a radiator for added comfort.

Cellar

The cellar benefits from a double glazed window to the front, allowing natural light into the space.

First Floor Landing

The landing is fitted with carpet, illuminated by modern spotlights, and includes an airing cupboard for convenient storage.

Bedroom Two

14' 4" max x 12' 3" max (4.37m max x 3.73m max)

Bedroom Two features a high ceiling, fitted carpet, a radiator, a characterful feature fireplace, and a double glazed window to the front, allowing for plenty of natural light.

Bedroom Four

9' 4" max x 9' 3" max (2.84m max x 2.82m max)

Bedroom four is a single room featuring a double glazed window to the rear, fitted carpet, and a radiator for comfort.

Bathroom

9' 8" max x 4' 7" max (2.95m max x 1.40m max)

The bathroom includes a frosted double glazed window to the rear, a bath with shower over, wooden flooring, spotlights, and a radiator for added comfort.

Second Floor Bedroom Three

14' 4" max x 7' 8" max (4.37m max x 2.34m max)

Bedroom Three is a spacious double room featuring a Velux window to the front, fitted carpet, and ample natural light.

Bedroom One

14' 5" max x 11' 7" max (4.39m max x 3.53m max)

Bedroom One includes a Velux window, built-in storage, a radiator, and offers a comfortable and practical space.

External Rear Yard

To the rear, there is a gated yard offering privacy and secure outdoor space.

Parking

Parking is available on street at the front and rear.



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Warrels Place, Leeds

- 3 storeys
- 4 bedrooms
- Cellar
- Feature fireplaces
- Viewing advised

Tenure: Freehold

EPC Rating: E

Council Tax Band: A

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116230 - 0003

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