



Rossefield Chase, Leeds LS13 3SF

welcome to

Rossefield Chase, Leeds

Versatile three bedroom. Modern Hive central heating control provides remote control via app, programmable schedules and efficient heating.

Close to local amenities including shops, schools, green spaces and transport links. Bramley park, shopping centres and good bus/train routes are all nearby.



Auctioneer's Comments

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Property Information

Welcome to this well-proportioned three bedroom mid-terrace home, ideally situated in the popular Rossefield Chase area of Bramley. Offered with no onward chain, this property is a must see. Comfortable family accommodation with two generous double bedrooms and a third single/child's room or home office. Plenty of scope to adapt to your needs. Downstairs WC adds practical convenience.

Entrance Porch

Porch entrance housing the gas and electric meters. Storage cupboard.

Outhouse

L shaped outhouse with lights.

Entrance Hall

Front entrance door leading to the welcoming entrance hall. Open space plus large storage cupboard. Stairs to the first floor.

Downstairs Wc

With wc and frosted glazed window.

Kitchen Diner

18' 1" max x 9' 5" max (5.51m max x 2.87m max) Newly fitted kitchen and integrated appliances, spacious dining area. Archway to lounge. Radiator.

Lounge

15' 7" max x 10' 5" max (4.75m max x 3.17m max) Spacious room, radiator, double glazed window, French doors leading to the garden. Light and airy living room well laid out for everyday living.

Landing

Staircase rising to first floor. Loft access. Airing cupboard housing the boiler. Large storage cupboard at the end of the landing.

Bedroom 1

13' 3" max x 9' 6" max (4.04m max x 2.90m max) The master bedroom has fitted wardrobes, radiator, double glazed windows.

Bedroom 2

13' 1" max x 9' 6" max (3.99m max x 2.90m max) Another good sized double with double glazed window to the rear, radiator.

Bedroom 3

8' 6" max x 6' max (2.59m max x 1.83m max) Single bedroom with double glazed window, radiator.

Wetroom

6' 3" max x 5' 6" max (1.91m max x 1.68m max) Recent addition to the property. Radiator.

External

Enclosed yard to the front. Private garden to the rear with a lockable gate.

Communal Parking

Permit will be available from Leeds City Council.



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welcome to

Rossefield Chase, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Chain - Modern Auction
- Versatile Three Bedrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116112



Property Ref:
PDY116112 - 0005

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