

# Park Row

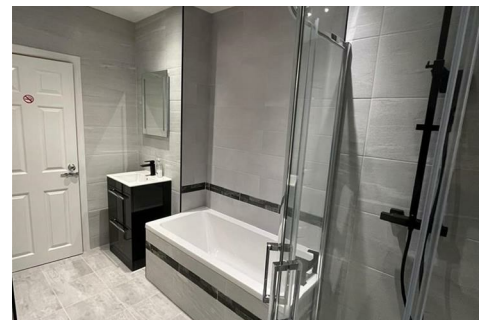
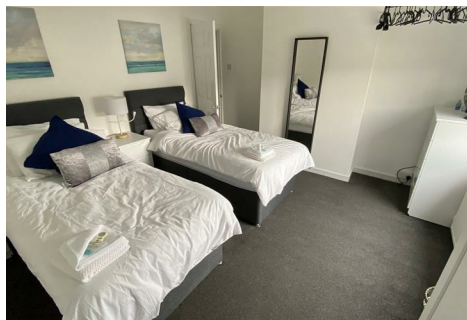


**Vermont Street, Bramley, Leeds, LS13 3HY**

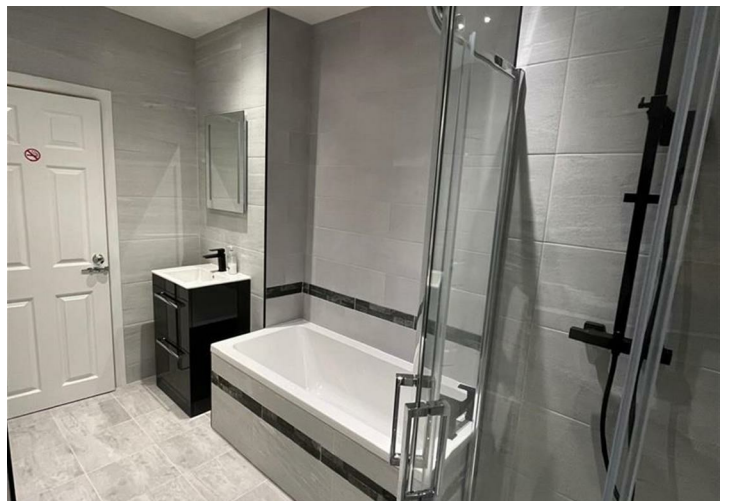
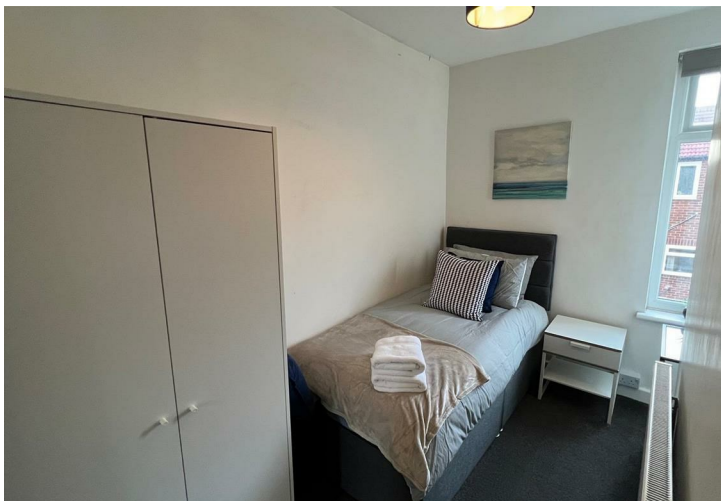
**Offers Over £150,000**



**\*\* RECENTLY RENOVATED THROUGHOUT \*\* NO ONWARD CHAIN \*\*** Situated in the village of Bramley, this four bedroom end-terrace property briefly comprises: Lounge and Kitchen Diner, which leads to the Cellar, whilst the First Floor offers two bedrooms and Family Bathroom. To the Second Floor, two further bedrooms. Externally, the property benefits from enclosed forecourt area and a rear courtyard. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS SPECTACULAR FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.**









## PROPERTY SUMMARY

Positioned in Bramley, to the west of Leeds, this spacious four-bedroom end-terrace property offers an excellent opportunity for investors. Fully renovated and refurbished throughout, the property is ready to be a buy-to-let, a multi-let investment, or serviced accommodation. The interior comprises a contemporary lounge and a stylish kitchen diner. Additionally there is basement space accessed from the hall. The first floor hosts two well-proportioned bedrooms alongside a modern family bathroom, while the second floor offers two further bedrooms, making it highly suitable for multi-occupancy arrangements or professional tenants seeking additional space for remote working. New carpets and fresh, neutral finishes throughout enhance the property's appeal and rental potential. Externally, there is an enclosed forecourt area to the front and a private rear courtyard with a wrought iron pedestrian access gate—offering both character and secure access. With increasing demand for flexible rental options in the area, this property offers strong potential returns whether operated as a traditional let, multi-let, or serviced accommodation.

## GROUND FLOOR ACCOMMODATION

### Lounge

13'7" x 12'9" (4.15m x 3.91m)

### Kitchen/Diner

12'10" x 12'9" (3.92m x 3.90m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'9" x 11'10" (3.90m x 3.62m)

### Bedroom Four

10'5" x 6'9" (3.19m x 2.06m)

### Bathroom

10'4" x 10'9" (3.15m x 3.30m)

## SECOND FLOOR ACCOMMODATION

### Bedroom Two

12'9" x 8'9" (3.89m x 2.69m)

### Bedroom Three

12'8" x 10'9" (3.88m x 3.30m)

## CELLAR

16'0" x 6'4" (4.88m x 1.95m)

## EXTERIOR

### Front

Enclosed paved front garden.

### Rear

Enclosed rear courtyard with wrought iron pedestrian access gate.

## DIRECTIONS

From our office in Selby, head northwest toward York Street/A19. Join A19 northbound follow signs for A19 ? Doncaster ? A1(M). Merge onto A1(M) northbound continue on A1(M) for several miles. Exit onto M62 westbound (signposted Leeds/Manchester) stay on M62 for roughly 25 miles toward Leeds. Exit M62 at Junction 27 (M621) Follow signs for Leeds city centre/Bradford, take exit toward A653. Leave M621 via exit for A653 / Bramley, follow A653 (Stanningley Road) west continue straight through Bramley shopping area. Turn right onto Vermont Street where the property will be marked by one of our for sale signs.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Leeds City Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.


## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any



further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

### **MAKING AN OFFER**

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### **OPENING HOURS**

TO BOOK A VIEWING FOR THIS PROPERTY, PLEASE CALL SELBY OR GOOLE:

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm


Friday - 9.00am to 5.30pm

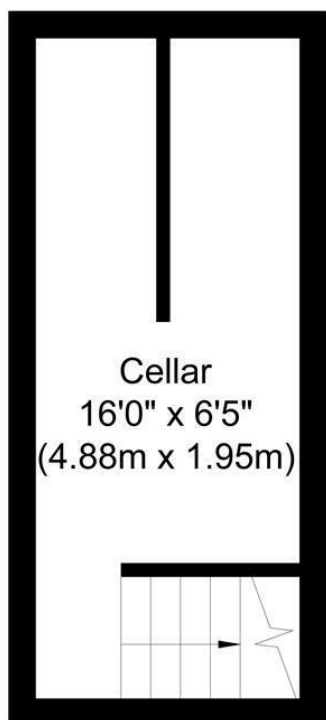
Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

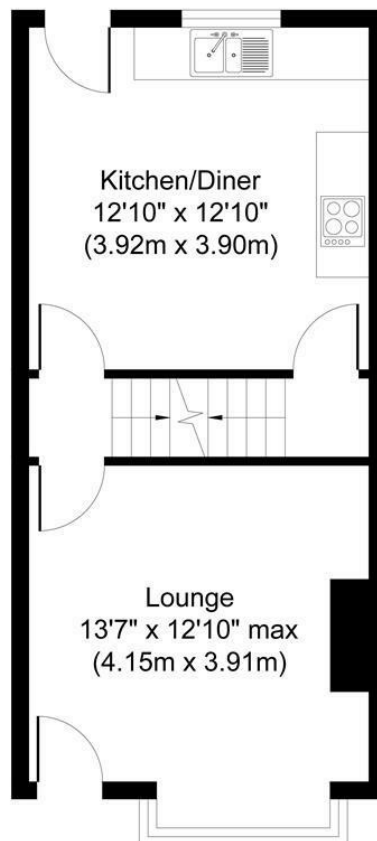
SELBY - 01757 241124

GOOLE - 01405 761199





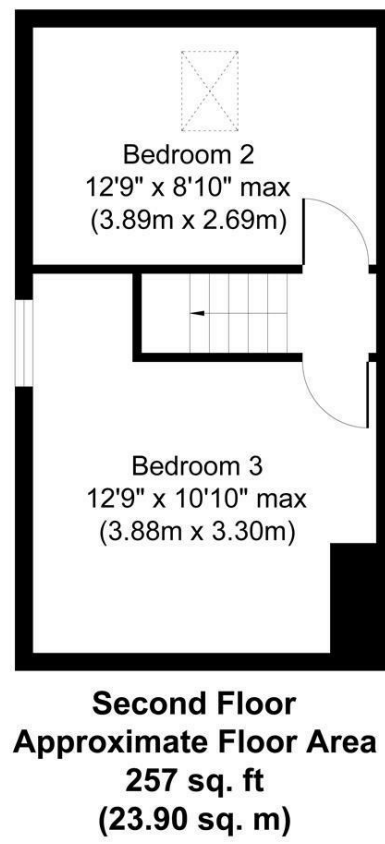
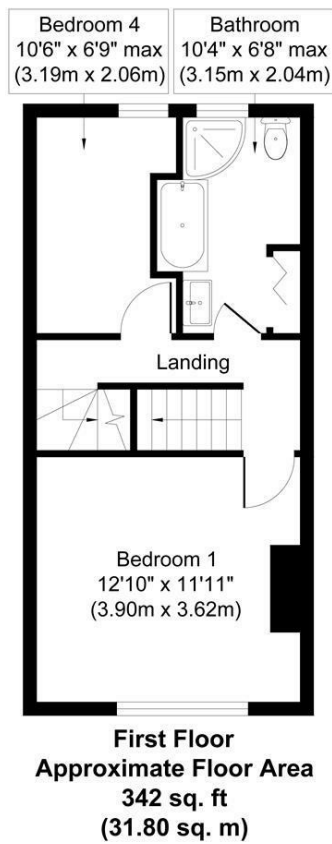
**Basement**  
**Approximate Floor Area**  
**94 sq. ft**  
**(8.70 sq. m)**



**Ground Floor**  
**Approximate Floor Area**  
**349 sq. ft**  
**(32.40 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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