

Estate &
Letting Agents

dwell

Henley View
Bramley
Leeds
LS13 3AQ
£165,000

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0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

Property Details

- **Well Presented Two Bedroom Mid Terrace House**
- **Walking Distance of Bramley Train Station and Transport Links**
- **Modern Kitchen with Dining Space**
- **Ideal Buy to Let Investment – Potential Rental Income up to £900pcm**
- **Redecorated and Refurbished prior to Current Tenancy**
- **Easy Reach of Leeds City Centre and Nearby Amenities**
- **Private Courtyard Garden to the Front**
- **On Street Parking**
- **Popular Residential Location**
- **Please note – Photos taken prior to current tenancy agreement**

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Property Description

Situated in a popular residential location within walking distance of Bramley Railway station and easy reach of a number of amenities and schools; this well presented two-bedroom, back-to-back mid terrace house includes a generous front courtyard garden and ample on street parking. The property is set on a quiet residential street within easy reach of local amenities and Leeds City Centre, making it ideal for a professional couple.

PLEASE NOTE: Photos were taken prior to current tenancy agreement.

INTERIOR

Fully refurbished prior to the current tenancy, it features a modern kitchen with enough space for a small dining table in addition to an integral storage cupboard, a selection of gloss wall and base units, an integrated oven with electric hob and hooded extractor, a standalone fridge/freezer and a washing machine. There is a separate living room with stairs rising to the first-floor landing where can be found two bedrooms and a bathroom - with comprises a WC, wash hand basin with storage surround and bath with overhead electric shower.

INVESTMENT INFORMATION

Potential rental income over £900pcm based on comparable properties in the area - please speak with the agent for more information.

IMPORTANT CONVEYANCING INFORMATION

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

Gallery



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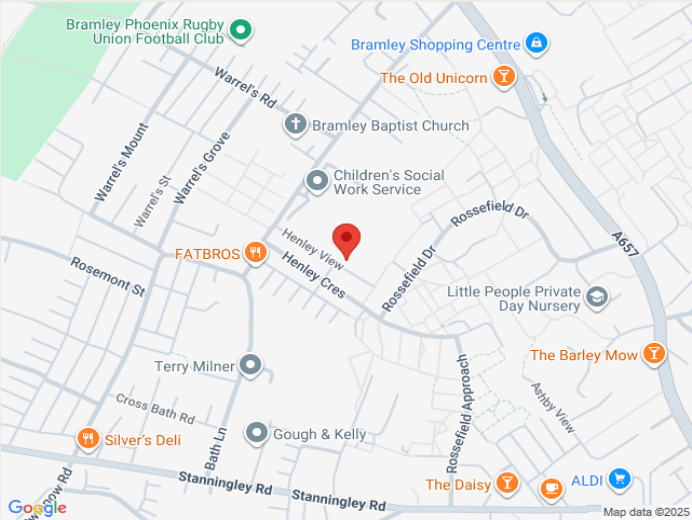
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Floor Plan and Area Description



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Floor Plan - Total floor area 49.8



Bramley itself is situated between Pudsey, Kirkstall and Farsley and is highly popular residential location given its easy access to Leeds City Centre and close proximity to surrounding suburbs. The property is within easy reach of a number of local amenities, schools and nurseries and is also a short distance from Bramley Train Station.

Also within easy reach is Bramley Baths, Bramley Park and the Retail Centre.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy
Performance
Rating

D