

HUNTERS®

HERE TO GET *you* THERE



Westmoor Street

Leeds, LS13 3BY

£129,950



Council Tax: B



2 Westmoor Street

Leeds, LS13 3BY

£129,950



- Top floor two-bedroom apartment
- Bright open-plan living / dining
- Potential annual rental income of £10,200 based on current contract
- Dual aspect sunshine with leafy outlooks
- Two generously sized double bedrooms
- Contemporary bathroom with over-bath shower
- Close to Bramley Shopping Centre, shops, cafés and amenities
- Modern kitchen with high-gloss units and integrated oven
- Communal parking & garden available
- EPC score: 'C' & Council tax band: 'B'

For sale is this neutrally decorated, top floor TWO-bedroom apartment on Westmoor Street in Bramley, IDEAL for first time buyers, couples, or investors. The apartment is ready to move into and offers comfortable living with scenic VIEWS toward Bramley Park, which is just a short walk away, perfect for leisurely strolls or enjoying the green open space.

The bright and airy OPEN-PLAN reception room, set at the heart of the home, benefits from dual aspect sunshine and provides a well-sized L-shaped living and dining space. The MODERN KITCHEN adjoins the dining area and is fitted with high-gloss black units, integrated oven, ample wall and base storage, and flows seamlessly, ideal for cooking and socialising.

Both BEDROOMS are generously sized DOUBLES, each with two Velux windows providing a leafy outlook and plenty of natural light. The neutral decor makes them easy to personalise to your taste. The BATHROOM is equipped with a heated towel rail, tiled suite, Velux skylight, and a bath with an overshower.

"Additional features include PARKING, which although not allocated is available directly in front of the apartments, as well as access to a communal garden, making this property particularly practical.

Positioned in a WELL-CONNECTED location, the property offers easy access to local amenities, high street shops, cafés, and supermarkets in Bramley and Pudsey. For commuters, Bramley train station is nearby, providing regular services to Leeds City Centre (about 10 minutes by train) and Bradford. Bus routes are also easily accessible, making travel around West Leeds convenient.

The apartment has an EPC rating of C and falls within Council Tax Band B. With its convenient location and well-proportioned space, this property is well suited for those seeking a connected lifestyle close to local amenities and green spaces.

KITCHEN

9'10" x 6'0" (3.02m x 1.85m)

LIVING ROOM

26'10" x 15'11" (8.18m x 4.86m)

BEDROOM ONE

10'11" x 8'9" (3.33m x 2.67m)

BEDROOM TWO

10'11" x 10'4" (3.33m x 3.15m)

BATHROOM

9'10" x 7'4" (3.02m x 2.25m)



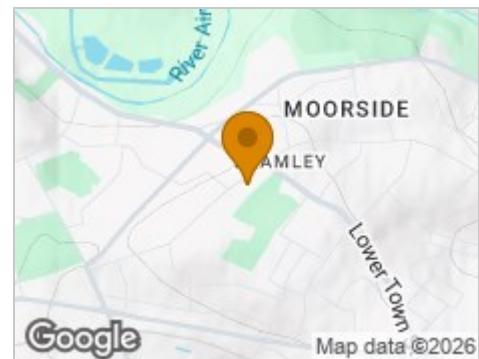
Road Map



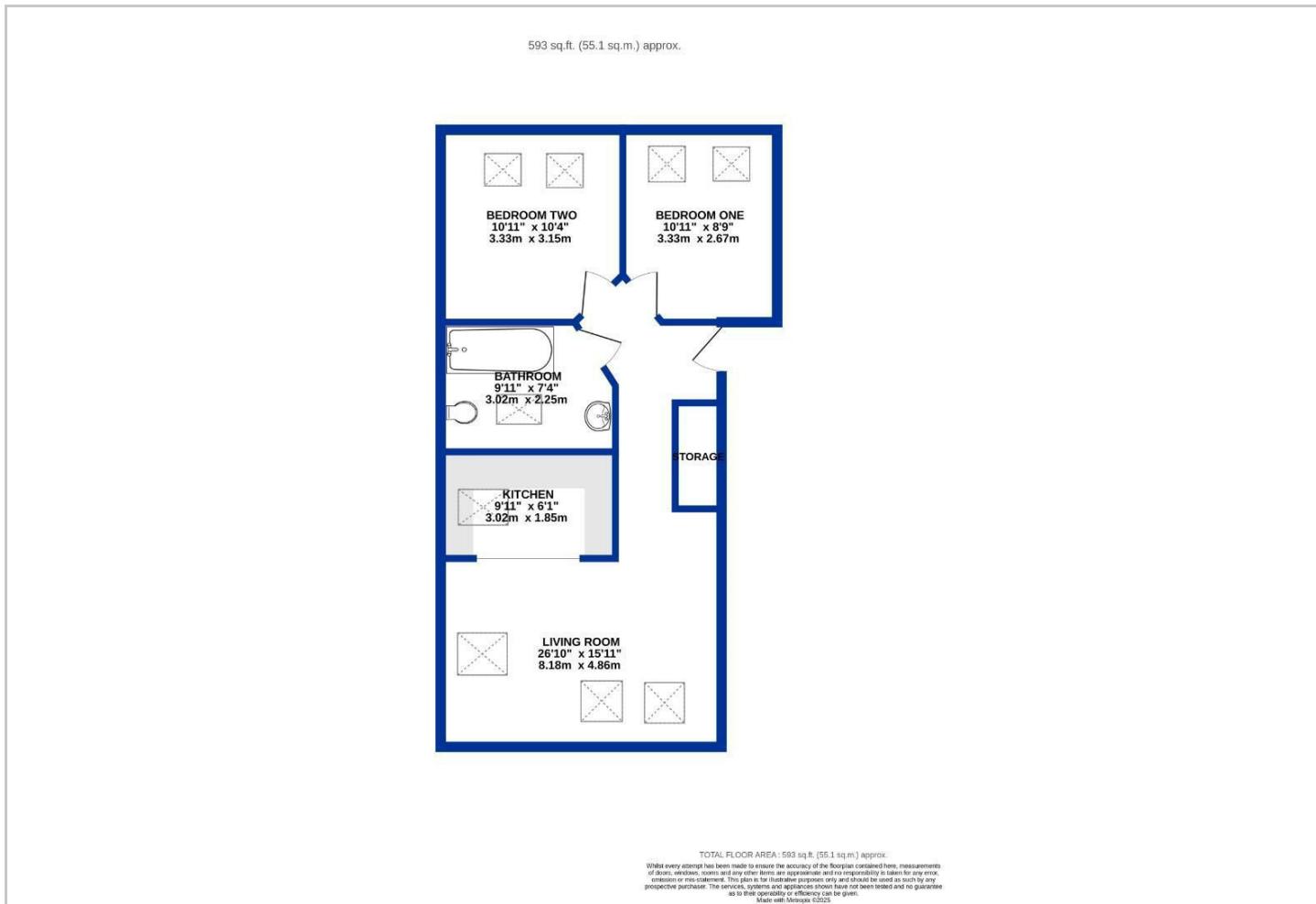
Hybrid Map



Terrain Map



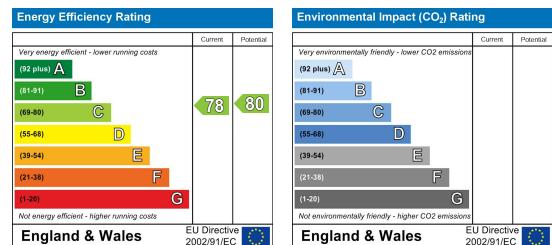
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.