





Prospect Place,Bramley Leeds LS13 3JW

william h brown

welcome to

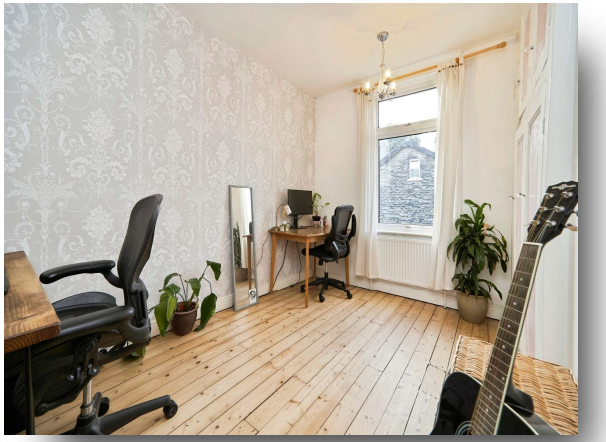
Prospect Place, Bramley Leeds

A charming three-bedroom terraced home offering three double bedrooms, restored original flooring, a modern kitchen and bathroom, useful cellar, and city views. Conveniently located close to Bramley Shopping Centre, parks, schools, gyms and excellent transport links.













Property Information
This attractive three-bedroom terraced home combines period charm with practical modern living. Lovingly maintained and enhanced by the current owner, the property benefits from beautifully restored flooring, loft insulation, and a host of original features that add warmth and character throughout.

Positioned in a convenient and popular residential location, the property enjoys impressive city views from the upper floors and is ideally placed for a wealth of local amenities. Bramley Shopping Centre, Bramley Park, well-regarded schools and nurseries, gyms, swimming baths, and excellent public transport links are all within easy reach, making this an ideal home for families, professionals, and first-time buyers alike.

Offering spacious accommodation over multiple levels, including a useful cellar and three generous double bedrooms, this wonderful home seamlessly blends traditional character with contemporary comforts.

Lounge
A beautifully presented reception room boasting restored original flooring, fitted shelving, and an electric fire which creates a cosy focal point. High ceilings and natural light enhance the sense of space, making this a perfect room for relaxing and entertaining.

Kitchen
A modern fitted kitchen comprising a range of contemporary wall and base units with complementary work surfaces. Designed with practicality in mind, offering ample storage and preparation space for everyday family living.

Cellar
A useful lower ground floor cellar housing the boiler along with the gas and electric meters. The space retains character with the original coal shed door still in place, providing a fascinating reminder of the property's heritage.

Landing
Loft
Insulated loft.

Bedroom One
A spacious double bedroom enjoying pleasant city views and ample space for a range of bedroom furniture.

Bedroom Two
Another excellent double bedroom featuring restored original flooring and built-in wardrobes, combining character with practicality. Elevated views across the city add to the appeal.

Bedroom Three
A generous double bedroom occupying the upper floor and enjoying superb far-reaching city views. This characterful room also benefits from an original feature fireplace, creating a unique and inviting atmosphere.

Bathroom
A modern bathroom fitted with a stylish suite comprising a walk-in shower, wash hand basin, and WC. Finished in a contemporary style and designed for easy maintenance.

Outside
A welcoming frontage featuring a wall and hedge boundary which provides an attractive approach to the property and a degree of privacy.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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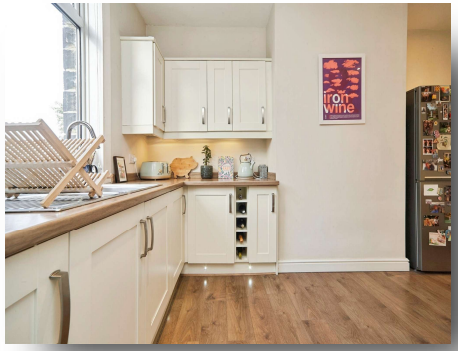
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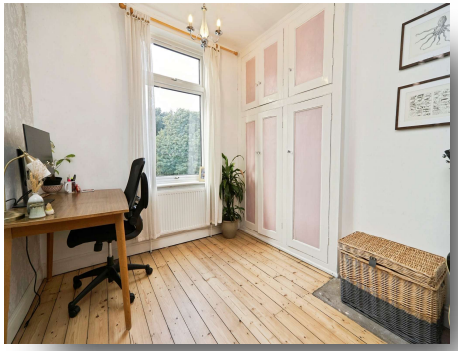
- Beautifully restored original flooring
- Characterful three bedroom terraced home
- Useful cellar
- Loft insulation installed for improved efficiency
- City views from the bedrooms

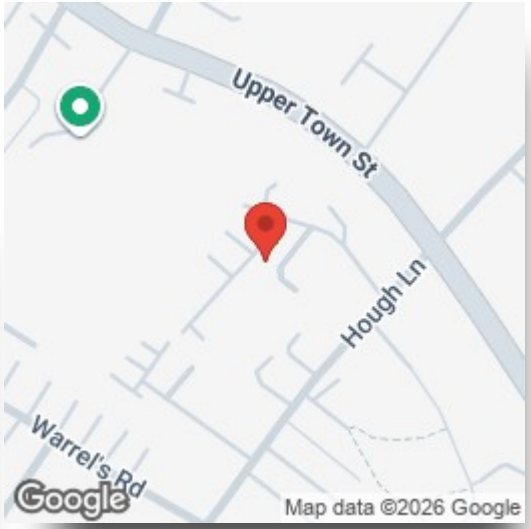
Tenure: Freehold EPC Rating: D
Council Tax Band: A

£210,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117179 - 0006

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