

local
properties

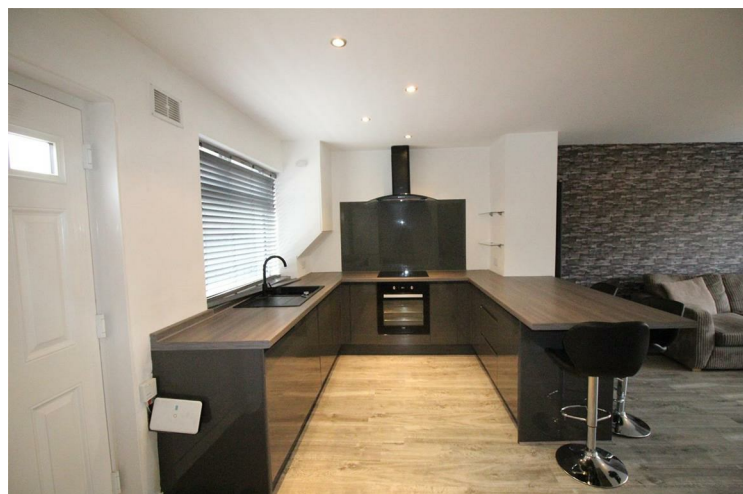
buy • sell • let



462 Stanningley Road
Leeds, LS13 3HZ

£1,125 PCM

***** WELL PRESENTED THREE BEDROOM TOWN HOUSE - OPEN PLAN LIVING AREA - SOME INTEGRATED APPLIANCES - ENCLOSED GARDEN & ON STREET PARKING - AVAILABLE EARLY NOVEMBER 2026 ***** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, open plan living and kitchen area, landing, three bedrooms, bathroom. To the outside, there is an enclosed patio garden to the front with on street parking to the rear. The property is ideally located close to all amenities and has excellent public transport links to Leeds City Centre being on a main bus route & with Bramley Station within walking distance. Ideally suiting a small family, viewing is recommended. Deposit - £1295.



- WELL PRESENTED THREE BEDROOM TOWN HOUSE • OPEN PLAN LIVING AREA • MODERN KITCHEN WITH SOME INTEGRATED APPLIANCES

ENTRANCE VESTIBULE

Laminate flooring. Stairs to first floor. Door to front.

OPEN PLAN LOUNGE & KITCHEN

With base units with complementary work surfaces incorporating composite sink. Electric hob, oven and extractor hood. Integrated washing machine. Breakfast bar. Understairs storage cupboard. Inset spotlights. Two verticle radiators. Windows to front and rear with composite door to rear.

LANDING

Access to loft.

BEDROOM ONE

Laminate flooring. Window to front. Radiator.

BEDROOM TWO

Window to rear. Radiator.

BEDROOM THREE

Window to front. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Extractor fan. Heated towel rail. Window to rear.

EXTERIOR

Paved garden to the front rear of the property. On street parking to the rear.

DIRECTIONS

From Bramley Town End proceed along Stanningley Road towards Pudsey. Turn left at the traffic lights by the Fire Station

onto Swinnow Lane and take the first right onto Vermont Street. 462 Stanningley Road will be found on the right hand side and is signified by our To Let board. Please note, this property is also known as 54 Vermont Street.

NOTE

Children - yes

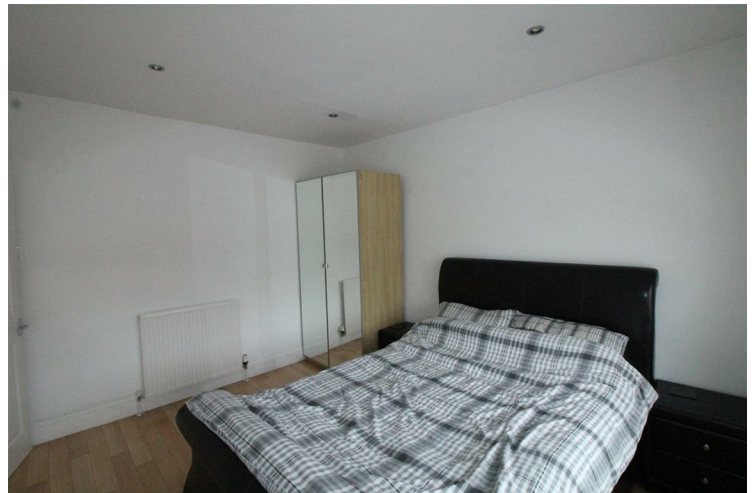
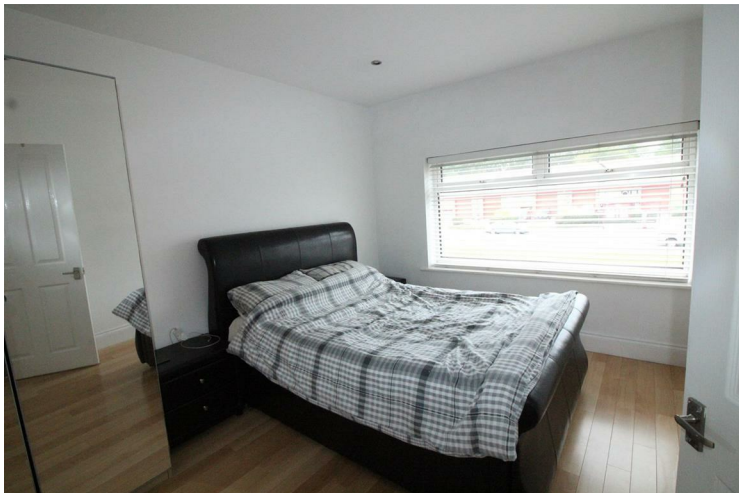
Pets - yes

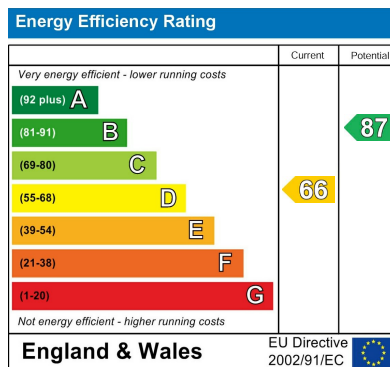
Smokers - outside only

The property is available early November 2026



• MODERN BATHROOM • NEUTRAL DECOR THROUGHOUT • ENCLOSED GARDEN • ON STREET PARKING • EPC - D • DEPOSIT - £1295 • AVAILABLE NOW





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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