

Estate &  
Letting Agents

dwell

Henley Road  
Bramley, Leeds  
LS13 3AJ  
£190,000



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

- **Superb Three Bedroom Terraced House**
- **Close to Local Amenities**
- **Chain Free and Vacant Possession**
- **Modern Kitchen**
- **Available Furnished**
- **Walking Distance of St Peters C of E School**
- **Superb Buy to Let Investment Opportunity**
- **Part Converted Cellar with Laundry Area**
- **Popular Bramley Location**

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### Property Description

Refurbished to a high standard, this fantastic three-bedroom terraced property is sold CHAIN FREE and located within a popular after residential area of Bramley, within walking distance of Bramley St Peters school. The property benefits from a cellar with integral laundry room, a modern kitchen/living area and three good-sized bedrooms - all set over four floors.

The property would make an excellent first home or buy to let investment and is available immediately.

Bramley itself is highly popular among families, benefitting from a selection of reputable schools such as Bramley St. Peter's CE Primary and Intake High School, alongside a number of local amenities including Bramley Shopping Centre, Bramley Falls Woods and Gotts Park. Leeds city centre is just 4 miles to the west of here and is easily accessed via car, bus, or rail.

#### INTERIOR

##### Lower Ground Floor (Cellar)

Having been part refurbished including insulation throughout, the cellar has potential to be useable space or conversion into another bedroom or living space (subject to relevant permissions) and includes an integral laundry room - currently housing a washing machine.

##### Ground Floor

On the ground floor can be found an open-plan kitchen/living area boasting a lovely open-brick fireplace. The kitchen itself benefits from a selection of gloss wall and base units incorporating an electric oven with electric hob and overhead extractor, stainless steel sink/drainers plus space for a standalone fridge/freezer.

##### First Floor

On the first floor can be found a generous double bedroom and a large family bathroom incorporating a bath with overhead shower, WC, bidet, pedestal wash hand basin and wall mounted towel radiator.

##### Second Floor

On the second floor can be found two additional bedrooms - 1 double and 1 good sized single. All bedrooms overlook the front of the property and feel spacious and light throughout.

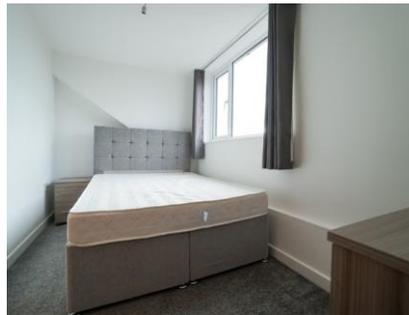
# Gallery



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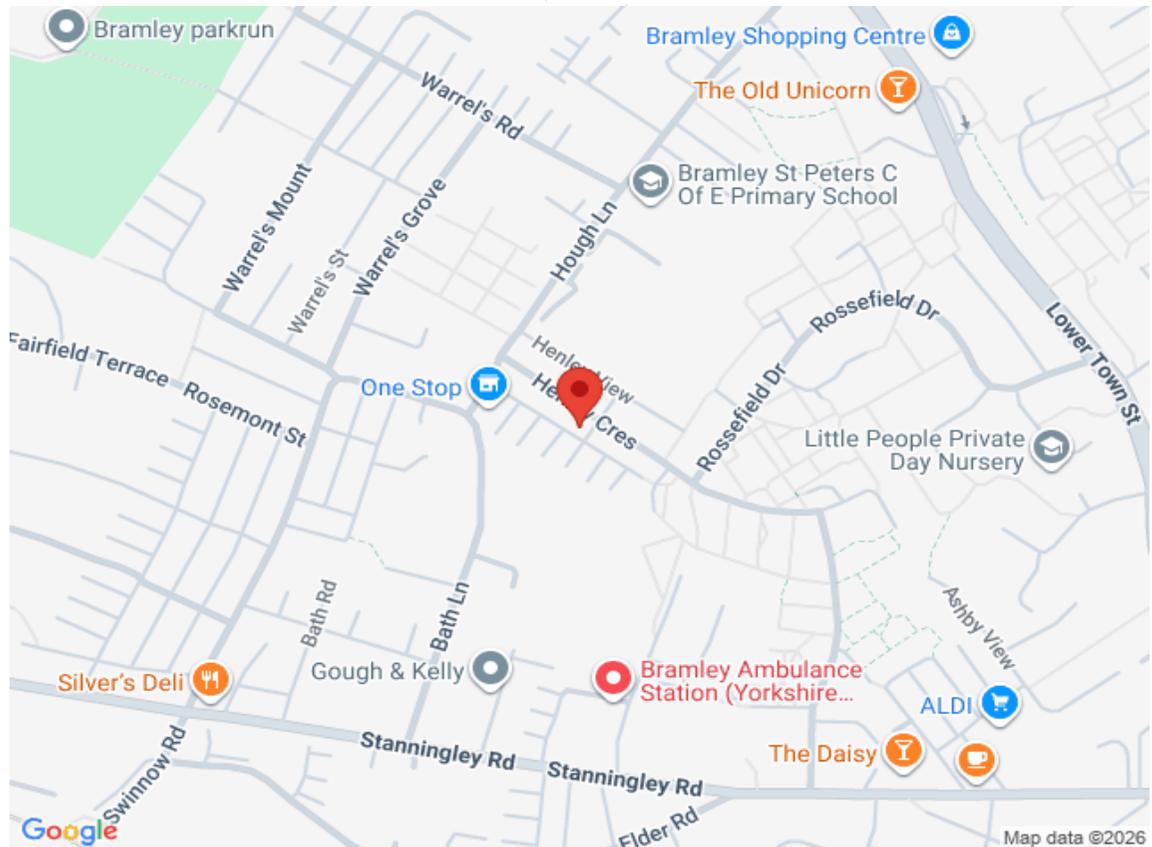
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## Area Description and Map

### Area Description

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# Floor Plan

## Floor Plan - Total floor area 87.4



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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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**