



Warrels Terrace, Bramley Leeds LS13 3NW

welcome to

Warrels Terrace, Bramley Leeds

A SUBSTANTIAL stone terraced residence, situated within this POPULAR RESIDENTIAL AREA. Boasting well presented accommodation that includes TWO LARGE RECEPTION ROOMS plus LOVELY ENCLOSED YARD. Being offered for sale with NO ONWARD CHAIN, this is a must see.



Property Information

Situated on a quiet cul-de-sac in Bramley, this charming stone mid-terraced property, built in the 1890s, spans four floors and beautifully blends traditional features with modern comforts. Located within a designated conservation area, the home retains its characterful appeal while offering contemporary living.

Boasting five spacious bedrooms, high ceilings throughout, and a newly installed alarm system, the property also features versatile cellar space ideal for a home office or gym. Outside, you'll find both front and rear gardens, and on-street parking is available along an unadopted road.

With its thoughtful layout, period charm, and practical amenities, this home is perfect for families seeking space, style, and convenience in a peaceful yet well-connected location.

Ground Floor Entrance Hall

The entrance hall features a traditional, Victorian style, tessellated tiled floor, a radiator, and a striking feature banister leading to the first-floor staircase, all complemented by charming period details.

Lounge

17' 5" max x 14' 1" max (5.31m max x 4.29m max)

The lounge boasts high ceilings and a beautiful double-glazed bay window to the front, complemented by solid wood flooring, a marble fireplace, and a radiator, creating a warm and elegant living space.

Dining Room

15' 9" max x 11' 9" max (4.80m max x 3.58m max)

The dining room features high ceilings and a double-glazed window to the rear, with a cosy atmosphere enhanced by a carpeted floor, a marble fireplace, and a radiator.

Kitchen

12' 2" max x 8' 5" max (3.71m max x 2.57m max)

The kitchen is fitted with wall and base units, a breakfast bar, and a stainless steel sink with drainer,

complemented by tiled flooring and a tiled splashback. It also features a gas hob with an integrated oven and extractor fan, a radiator, a double-glazed window to the rear, and an insulated door providing access to the garden.

First Floor Landing

The landing is carpeted and provides access to bedrooms one, two, and five, as well as the bathroom, with stairs leading to both the ground floor and the first floor.

Bedroom One

17' 8" max x 14' 9" max (5.38m max x 4.50m max)

Bedroom One is a spacious double room with high ceilings, wood flooring, and two fitted wardrobes. A double-glazed window to the front allows plenty of natural light, while a radiator ensures comfort throughout the seasons.

Bedroom Two

15' 7" max x 10' max (4.75m max x 3.05m max)

Bedroom Two is a generously sized double room with high ceilings, wood flooring, and two fitted wardrobes. A double-glazed window to the rear brings in natural light, while a feature fireplace and radiator add warmth and character.

Bedroom Five

9' 8" max x 6' 5" max (2.95m max x 1.96m max)

Bedroom Five is a single room with high ceilings, a carpeted floor, and a double-glazed window to the front, offering a bright and comfortable space. Ideal as a home office.

Bathroom

9' 1" max x 8' 3" max (2.77m max x 2.51m max)

The bathroom features a high ceiling and tiled flooring, with a freestanding bath, separate shower cubicle, low flush WC, and a heated towel rail. A frosted double-glazed window to the rear provides privacy while allowing natural light.

Second Floor

Landing

The upper landing is carpeted and benefits from two Velux windows, spotlights, and a radiator. It provides access to bedrooms three and four, a WC, and eaves storage, with stairs leading down to the first floor, and offers enough space to be used as a small sitting area.

Wc

The second-floor WC comprises a low flush toilet and wash basin, offering convenient facilities on the upper level. There is also scope to add a shower.

Bedroom Three

14' 2" max x 9' 1" max (4.32m max x 2.77m max)

Bedroom Three is a comfortable double room with solid wood flooring, a radiator, and a double-glazed dormer window to the front, allowing plenty of natural light.

Bedroom Four

14' 2" max x 12' max (4.32m max x 3.66m max)

Bedroom Four is a well-proportioned double room featuring a double-glazed dormer window to the rear, offering far-reaching views. The space also includes a radiator for comfort.

Cellar

14' 8" max x 14' 4" max (4.47m max x 4.37m max)

The property benefits from a clean and fully usable cellar, comprising three rooms and two additional storage areas—one ideal for wine storage. Room One is decorated and carpeted with a stainless steel sink, radiator, and double-glazed bay window, while Rooms Two and Three are undecorated, offering flexible potential for storage or conversion.

Rear Yard

To the rear, the property benefits from a gated yard, offering a secure and private outdoor space. The rear courtyard is laid with Indian flagged stone, includes a useful storage shed, and is a sun trap in summer due to the absence of buildings opposite.

Parking



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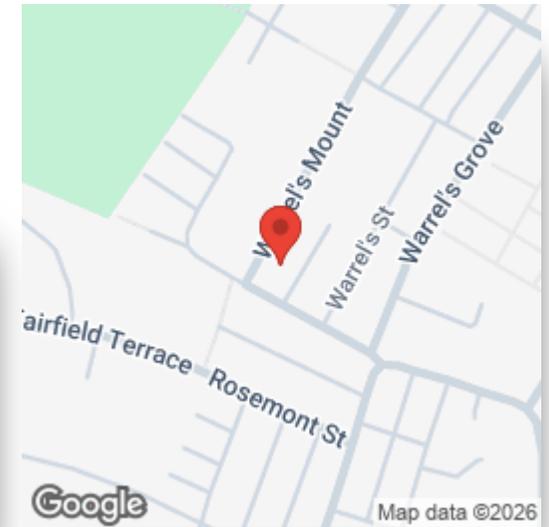
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Warrels Terrace, Bramley Leeds

- Cul-de-sac location
- 5 bedrooms
- Cellar
- Traditional features
- Spacious living spaces

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY112355 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk