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Wellington Terrace  
Bramley  
Leeds  
LS13 2LH  
£210,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

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## Property Details

- Superb Three Bedroom Terraced House
- Basement Conversion with Kitchen/Diner
- Chain Free
- Suitable as a Family Home, Single Let or HMO
- Situated Within Easy Reach of the City Centre
- Two Bathrooms
- Previously Refurbished Throughout
- Available/Vacant from September 2026
- Front Courtyard Garden

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## Property Description

A fantastic 3-bedroom terraced house, with SPACIOUS BASEMENT CONVERSION situated in a popular residential area of Bramley, within easy reach of nearby amenities and well connected to the City Centre and surrounding areas. The property is offered to the market CHAIN FREE.

Finished to a high standard and set over four floors, the property includes a superb OPEN PLAN KITCHEN/DINER within the basement incorporating a large dining table, fridge/freezer, dishwasher and an electric range cooker. There are 3 DOUBLE BEDROOMS plus a ground floor RECEPTION ROOM, in addition to 1 BATHROOM and 1 GENEROUS SHOWER ROOM.

**PLEASE NOTE: All photos shown were taken prior to current tenancy agreement.**  
The property is currently tenanted but is sold vacant from September 2026

### INTERIOR

The front door opens onto a spacious ENTRANCE HALLWAY where a carpeted RECEPTION ROOM (currently serving as a bedroom) can be accessed to the left. A BATHROOM is also situated off the entrance hallway and comprises a bath with overhead rainfall shower, WC and pedestal wash hand basin.

Stairs descend to the lower ground floor where can be found a fantastic BASEMENT KITCHEN CONVERSION equipped with fridge/freezer, dishwasher and an electric range cooker. There is ample space for a large dining table and/or seating area.

To the first floor can be found a large, carpeted BEDROOM plus a spacious SHOWER ROOM comprising a walk in rainfall shower, WC and pedestal wash hand basin. To the second floor are two additional DOUBLE BEDROOMS, both carpeted and overlooking the front of the property.

### EXTERIOR

To the front of the property is a sunny courtyard garden - ideal for seating and potted plants. Ample on street parking is also available.

# Gallery



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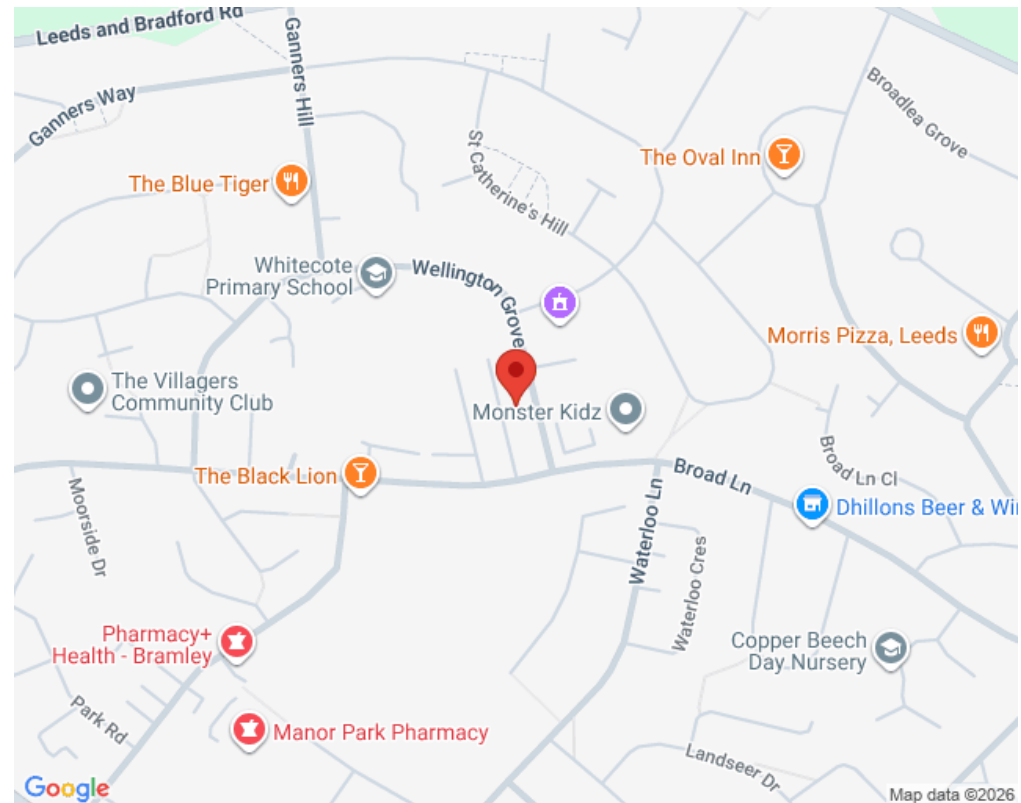
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## Property Details

### Area Description

The property is situated on Wellington Terrace off Broad Lane, conveniently placed for the Ring Road, offering excellent transport links including regular bus connections to Leeds City Centre and surrounding areas. There are various nearby amenities including a Costa Coffee, Bank and Post office, whilst Bramley Park and Bramley Fall Park offer open green space within easy reach. The property sits within catchment of the reputable White Cote Primary School.



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# Floor Plan

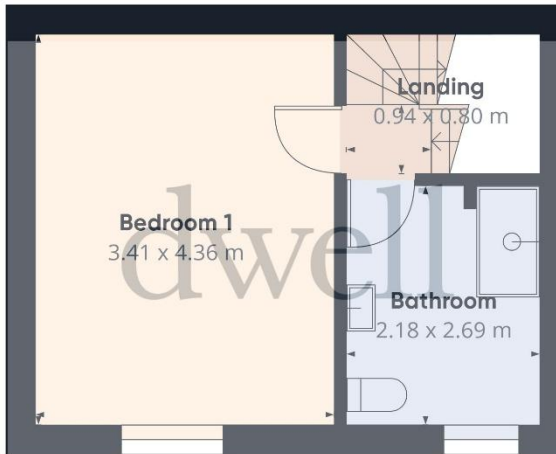
## Floor Plan - Total floor area 92.13m<sup>2</sup>



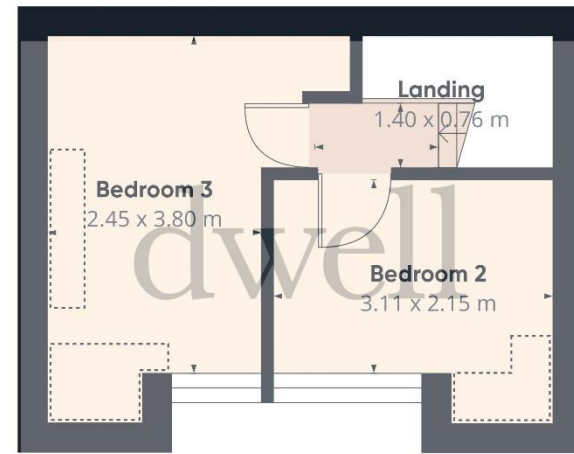
Lower Ground Floor



Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>(1)</sup>  
90.8 m<sup>2</sup>

Reduced headroom  
2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE360

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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

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