





Landseer Mount,Bramley Leeds LS13 2QZ

william h brown

welcome to

Landseer Mount, Bramley Leeds

OFFERS OVER £175,000. Situated on the ever-popular Landseers, this well-presented three-bedroom semi-detached property offers spacious accommodation, a generous garden, and excellent access to local amenities, schools and transport links.













Property Information
Situated on the highly sought-after Landseer Estate in Bramley, this well-maintained three-bedroom semi-detached property offers spacious accommodation, a fantastic family garden and is ideally located close to local schools, shops and transport links. Entrance hall to a cosy living room with log burner, kitchen diner, three good sized bedrooms and family bathroom.
Externally, the property benefits from a fantastic enclosed rear garden, offering a patio seating area, lawn, outside water tap and gated access, providing plenty of space for families, pets and outdoor entertaining.
The property enjoys an excellent position close to a range of local amenities including Bramley Shopping Centre & Kirkstall Bridge. Families will appreciate the choice of nearby schools, including Bramley St Peter's, Ryecroft Academy and Leeds West Academy while nature lovers can enjoy scenic canal-side walks along the Leeds & Liverpool Canal and the open green spaces of Bramley Park, all within easy reach. Excellent road, rail and public transport links provide convenient access to Leeds City Centre and surrounding areas.

Lounge
A welcoming and comfortable living space featuring a charming log-burning stove, creating a cosy focal point for the room. Please note this property does not have central heating.

Kitchen Diner
A spacious kitchen dining area fitted with plumbing for a washing machine and space for a range cooker. A uPVC door provides direct access to the rear garden, making it ideal for family living and entertaining.

Landing
With access to the loft space.

Bedroom One
A generously sized double bedroom featuring a decorative feature fireplace, fitted carpet and a useful built-in storage cupboard.

Bedroom Two
A further good-sized double bedroom overlooking the rear garden, complete with fitted carpet.

Bedroom Three
A single bedroom with fitted carpet, ideal as a child's room, nursery or home office.

Bathroom
Comprising a paneled bath with shower over, wash hand basin and WC. Finished with practical lino flooring.

External
The property benefits from a great-sized enclosed garden with a patio seating area, lawn, outside water tap and gated access. Perfect for families, children and outdoor entertaining.

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Landseer Mount, Bramley Leeds

- OFFERS OVER £175,000
- Three-bedroom semi-detached home
- Popular residential location
- Spacious kitchen diner
- Log burner to lounge

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

offers over

£175,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116963

The Property Ombudsman

Property Ref:
PDY116963 - 0005

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