



**Warrels Avenue, Bramley LEEDS LS13 3NZ**

**welcome to**

**Warrels Avenue, Bramley LEEDS**

This well-presented home offers spacious, flexible living with two double bedrooms, a modern kitchen, and a stylish bathroom. Additional benefits include a cellar for storage, on-street parking, and access to a shared courtyard. Located in the heart of Bramley with its abundance of niceties.



## Property Information

This beautifully presented three-storey home offers spacious and versatile accommodation arranged over multiple levels. The property boasts two well-proportioned bedrooms, a stylish modern kitchen complete with integrated appliances, and a contemporary bathroom finished to a high standard. A cosy living area is enhanced by a characterful log burner, creating a warm and inviting atmosphere. The property also benefits from a useful cellar, ideal for additional storage or potential utility space. On-street parking is available, adding further convenience to this charming home, which perfectly blends character with modern living.

### Lounge

13' 7" max x 13' 3" max ( 4.14m max x 4.04m max )

The lounge is a warm and inviting space, tastefully decorated to create a cosy yet stylish atmosphere. A charming log burner serves as a focal point, perfect for relaxing evenings and adding character to the room. Well-proportioned and filled with natural light, the space offers ample room for comfortable seating, making it ideal for both everyday living and entertaining.

### Kitchen

8' 7" max x 6' 8" max ( 2.62m max x 2.03m max )

The kitchen is well-equipped with integrated appliances including a fridge freezer, oven, and microwave, complemented by spotlights, a gas hob with extractor fan, plumbing for a washing machine, a double glazed window to the front, and a range of wall and base units.

### First floor

#### Bedroom Two

14' 9" max x 13' 6" max ( 4.50m max x 4.11m max )

Bedroom Two is a spacious double room featuring a radiator, soft carpet flooring, and a built-in wardrobe for convenient storage.

### Bathroom

8' 1" max x 8' 3" max ( 2.46m max x 2.51m max )

The bathroom features a frosted double glazed window to the front, a heated towel rail, a bath with shower over, spotlights, an extractor fan, a low flush WC, and a wash basin.

### Second Floor Bedroom One

20' max x 9' max ( 6.10m max x 2.74m max )

Bedroom One features built-in storage, carpeted flooring, spotlights, two Velux windows providing natural light, and a radiator for comfort.

### Cellar

The property also benefits from a cellar space, offering additional storage and a radiator for warmth.

### External

Externally, the property offers access to a shared courtyard with a washing line.

### Parking

On-street parking is available.



**view this property online** [williamhbrown.co.uk/Property/PDY116192](http://williamhbrown.co.uk/Property/PDY116192)



welcome to

## Warrels Avenue, Bramley LEEDS

- New double glazing throughout
- Modern Kitchen & Bathroom
- Beautifully Presented Throughout
- Walking Distance to Bramley Train Station
- Near Bramley Park & Shopping Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£170,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/PDY116192](https://www.williambrown.co.uk/Property/PDY116192)



Property Ref:  
PDY116192 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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@williambrown.co.uk](mailto:Pudsey@williambrown.co.uk)



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



**[williambrown.co.uk](https://www.williambrown.co.uk)**