



**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.



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## 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

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY116192 - 0003

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