

Harley Drive,Leeds LS13 4QY

william h brown

welcome to

Harley Drive, Leeds

Three-bedroom semi-detached home on Harley Drive, LS13, offering excellent potential for buyers looking to modernise and add value. Requiring full renovation throughout, the property benefits from well-proportioned accommodation and a good-sized rear garden, perfect for first time buyers/investors.








Harley Drive
Harley Drive, LS13 is a popular residential street situated in the sought-after area of Bramley, Leeds. The location is particularly attractive to families and first-time buyers thanks to its well-established community feel, convenient transport links, and proximity to a range of local amenities. Residents benefit from easy access to nearby schools, shops, parks, and leisure facilities, while Bramley Train Station and regular bus routes provide excellent connections into Leeds city centre. The area also offers a variety of scenic green spaces, making it a great choice for those seeking a balance between suburban living and city accessibility.

Kitchen
18' 2" x 11' 2" (5.54m x 3.40m)
The kitchen/diner at the rear of the home is a great size for families. With fitted wall and base units for storage.

Living Room
14' 11" x 11' 2" (4.55m x 3.40m)
Positioned at the front of the property with electric fire.

Bedroom One
14' 8" x 11' 2" (4.47m x 3.40m)
Double bedroom positioned to the front of the property with ample floor space.

Bedroom Two
14' 8" x 9' 3" (4.47m x 2.82m)
Further double bedroom with ample floor space.

Bedroom Three
9' x 7' 10" (2.74m x 2.39m)
Single bedroom positioned to the front of the property. Perfect to use a further house bedroom, study/office or nursery.

Bathroom
Fitted three piece suite inclusive of wc, sink and bath with overhead shower.

External
Externally the home offers a good sized rear garden and outbuilding.



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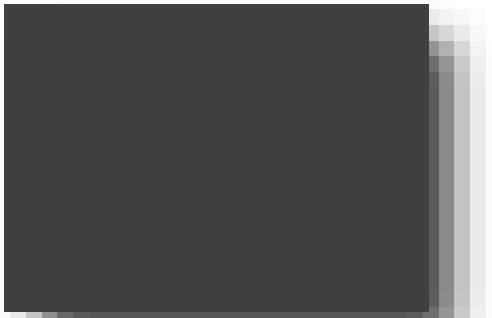
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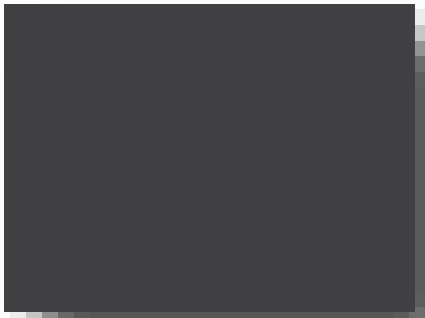
- ** INTERNAL IMAGES COMING SOON **
- PERFECT INVESTMENT OPPORTUNITY
- GENEROUS REAR GARDEN
- FIRST TIME BUYERS AND LOCAL INVESTORS
- THREE BEDROOM SEMIDETACHED HOME

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

£150,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117415 - 0003

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.

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0113 257 2014

Pudsey@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.