





Osbourne Court Back Lane,Bramley Leeds LS13 4BN

william h brown

welcome to

Osbourne Court Back Lane, Bramley Leeds

Spacious two-bedroom upper floor apartment with no onward chain, in a sought-after location, featuring a bright lounge with electric fire, fitted kitchen with far-reaching views, two double bedrooms with character features, modern bathroom, electric heating and visitor parking













Property Information
Situated in a popular and well-regarded location on Back Lane, this well-presented upper floor apartment with no onward chain, offers spacious accommodation throughout, blending character features with practical modern living. Boasting two double bedrooms, high ceilings and attractive far-reaching views.

The bright and welcoming lounge enjoys an abundance of natural light and features an attractive electric fire, creating a comfortable space to relax and entertain. The fitted kitchen is positioned to take advantage of the far-reaching views.

Both bedrooms are generous doubles, benefiting from high ceilings that enhance the feeling of space. The bathroom is fitted with a three-piece suite incorporating a shower over the bath, complemented by fully tiled walls and flooring, recessed spotlights and a contemporary finish.

Further benefits include electric heating, useful built-in storage within the hallway housing the hot water tank, and visitor parking for residents and guests.

Hallway
Welcoming hallway providing access to all principal rooms. Useful built-in storage cupboard housing the hot water tank and offering additional storage space.

Kitchen
Fitted with a range of wall and base units and enjoying far-reaching views. Equipped with an integrated oven, induction hob, extractor fan and plumbing for a washing machine/dryer, providing everything required for modern day living.

Lounge
A bright and spacious reception room featuring an attractive electric fire as a focal point. Large windows allow plenty of natural light to flood the room, creating a pleasant space for both relaxing and entertaining.

Bedroom One
A generous double bedroom positioned to the rear elevation. Enhanced by high ceilings and an attractive ceiling rose, creating a light and airy feel.

Bedroom Two
A further well-proportioned double bedroom featuring built-in storage, high ceilings and a decorative ceiling rose, making it ideal as a second bedroom, guest room or home office.

Bathroom
Comprising a panelled bath with shower over, wash hand basin and WC. Finished with tiled walls and flooring, spotlights to the ceiling and high ceilings that add to the sense of space.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Upper floor apartment in a well-regarded residential location
- Two generous double bedrooms
- Integrated oven, induction hob and extractor fan
- Far reaching views
- High ceilings and character features including ceiling roses

Tenure: Leasehold EPC Rating: E
Council Tax Band: A Service Charge: 774.48
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 23 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117316 - 0003

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