



STATION PLACE,
BRAMLEY, LEEDS,
LS13 3QP
£120,000

2 Bedroom House

LINLEY &
SIMPSON

TWO BED CHARACTER TERRACED HOUSE with high ceilings, living over three floors and a storage cellar too. Available for sale is this lovely two double bedroom house located in residential Bramley this location is perfect for commuting to Leeds, Bradford and all surrounding villages whilst having ample shops and amenities close by too.

Bramley is a historic Yorkshire town which was historically built for millworkers due to Leeds' historic involvement in textiles. Located in West Leeds nestled between Kirkstall and Pudsey, Bramley is a residential town but it is certainly self-sufficient with supermarkets and shops and a bustling town centre. Bramley also has fantastic road links and easy access to the motorways and bus links too for commuting, not to mention its train station which is less than 15 minutes from Leeds City Centre. There are communal green spaces to be found throughout and there are good primary and secondary schools close by and there are remnants of Bramley's historic past in the form of many stone mills from the industrial revolution.

Accommodation

Ground Floor

Entrance

Entrance to the property is via a covered front door which leads into a reception in the front living room.

Living/ Dining Room

The main room on the ground floor is a large, open room which is a fantastic living/ dining room. This reception room is illuminated by a big front facing bay window. Like the rest of the house there are fabulous high ceilings.

Kitchen

The kitchen is also located on the ground floor and has a front facing window, ample wall and base units and there is access to the cellar beneath at the rear of the kitchen.

First Floor

Master Bedroom

The master bedroom is at the front of the first floor which is an impressive, large double bedroom with alcoves either side of the chimney breast which would be perfect for wardrobes.

House Bathroom

The house bathroom is located on the first floor and is a large room with a big window flooding the space with natural light. There is a three-piece suite within which has a full size bath with overhead shower, toilet and hand basin.

Second Floor

Bedroom Two

The second bedroom is located on the second floor and is another very large double bedroom which has a lovely open view over the front aspect via the dormer window; and additional light from the 'Velux' style window too. The second bedroom is a very large room which could be used a number of different ways.

Lower Ground Floor

Cellar

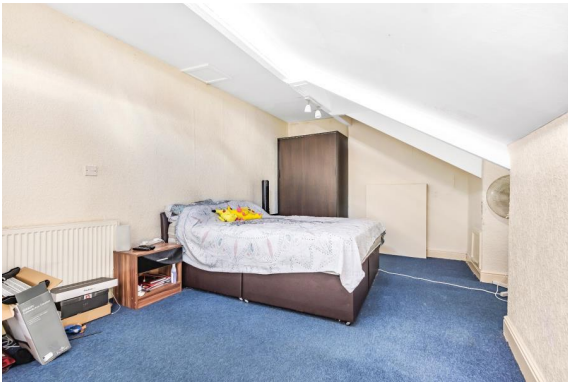
The lower ground floor is a very useful set of two rooms which are both storage areas (invaluable in any family home). Several of this style build have been converted previously into kitchen/ diners so that may be a possibility here too.

External

The property has an external front yard which is typical for a house of this age and style. The front yard is paved making it low maintenance. Parking is on street but it is a nice wide road and with the house being double fronted there is usually space right outside the house.

Agents Notes

The property is currently tenanted and is achieving £475pcm currently. If done up to a good and modern standard; this property could achieve more, please speak to our lettings team to discuss.



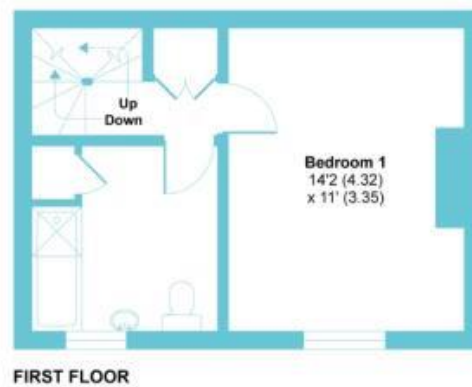
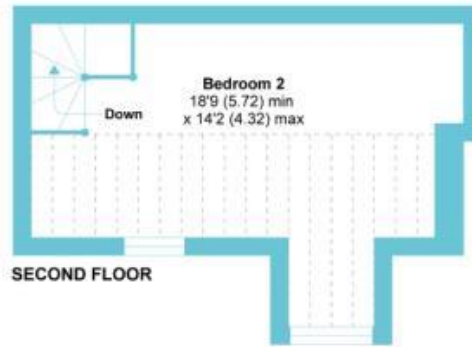
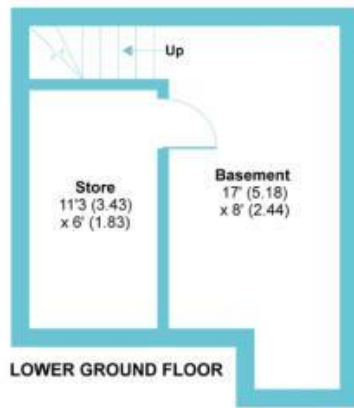
Station Place, Leeds, LS13

Approximate Area = 895 sq ft / 83.1 sq m
 Limited Use Area(s) = 108 sq ft / 10 sq m
 Total = 1003 sq ft / 93.1 sq m

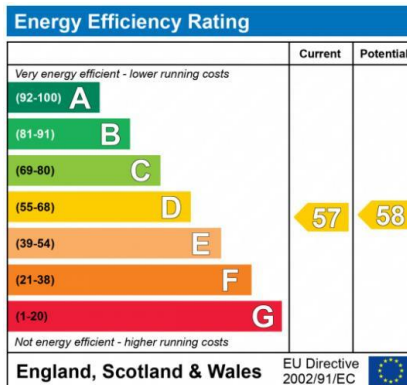
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 729619



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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