



Station Place, Bramley Leeds LS13 3QP

welcome to

Station Place, Bramley Leeds

GUIDE PRICE £160,000 - £170,000

This well-presented TWO DOUBLE BEDROOM mid-terrace property offers comfortable and practical living in a highly convenient Bramley location. Boasting MODERN KITCHEN, lovely ENCLOSED GARDEN and many period features, this is a must see!



Lounge

14' 5" max x 12' 6" max (4.39m max x 3.81m max)

Good sized lounge with marble fireplace, capped off gas fire. Welcoming living space, high ceilings, cornices and modern bold decor.

Kitchen

11' 8" max x 5' 10" max (3.56m max x 1.78m max)

Modern units with integrated hob and oven, sink with drainer, plumbing for washer, new boiler in 2025 enhancing efficiency.

Cellar

Good additional space. Option to extend into basement, subject to planning, as has been done by other neighbouring homes.

Bedroom 1

14' 5" max x 10' 4" max (4.39m max x 3.15m max)

Double bedroom to the first floor. Spacious room with high ceilings and cornices.

Bedroom 2

18' 8" max x 10' 4" max (5.69m max x 3.15m max)

The carpeted top floor bedroom is currently used as a second lounge and art room. Has a large dormer window facing west, with ample sunlight.

Bathroom

Large bathroom with bath, wash hand basin and WC. Separate shower.

External

Well manicured patio, secure fence and built in brick charcoal BBQ, perfect for enjoying the summer months.



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Station Place, Bramley Leeds

- GUIDE PRICE £160,000 - £170,000
- Option to extend into basement, subject to planning
- Two spacious double bedrooms
- Great sized bathroom
- Private garden

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

guide price

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116805 - 0004

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