



Prospect View, Bramley Leeds LS13 3JS

welcome to

Prospect View, Bramley Leeds

A well-presented and improved home occupying a pleasant cul-de-sac position in Bramley, offering excellent outdoor space, practical family accommodation and the benefit of significant recent upgrades. Close to Bramley shopping centre and Bramley park and train station.



Property Informaion

A beautifully maintained three-bedroom terrace, tucked away within a cul-de-sac position. Offering spacious accommodation, a generous south-facing rear garden, private parking and a range of recent improvements by the current owner, this property is ideal for families, first-time buyers and downsizers alike.

The home has been significantly enhanced to include a new roof, new fascia boards to the front and rear, new external front and rear doors, and a modern replacement bathroom, providing buyers with peace of mind and a move-in-ready opportunity. For outdoor recreation, residents can enjoy nearby parks and green spaces, children's play and leisure activities. Excellent transport links connect Bramley to Leeds city centre and surrounding areas, with regular bus services and Bramley railway station offering convenient commuter access. The area is also well served by a selection of primary and secondary schools, making it a popular choice for families

Lounge

A comfortable living room featuring fitted carpet, gas fire creating a cosy focal point, front facing aspect.

Kitchen Diner

A spacious kitchen and dining area comprising lino flooring, range of fitted units, induction hob, electric oven, space for dining table and chairs, PVC door leading to the rear garden.

Landing

Staircase rising to the first floor. Boarded loft providing useful storage, fitted loft light.

Bedroom One

A generous double bedroom with fitted carpet, space for wardrobe and bedroom furniture.

Bedroom Two

A second double bedroom enjoying far reaching views, plenty of natural light.

Bedroom Three

A good-sized single bedroom suitable for nursery, child's bedroom, home office.

Bathroom

Recently replaced and finished to a modern standard, featuring walk in shower, fully tiled walls, heated towel rail, ceiling spotlights, contemporary suite.

External

A standout feature of the property is the large, south-facing rear garden, offering an excellent outdoor space for relaxation and entertaining. The garden includes lawn area, decked seating area, pond feature, outside electric socket, sunny south facing aspect.

Parking

The property benefits from a dedicated parking space within a private residents' car park

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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Prospect View, Bramley Leeds

- Three bedroom terraced home
- Cul de sac location
- Popular Bramley setting
- Private parking space
- Far reaching views from bedroom 2

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

offers over

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117110 - 0002

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