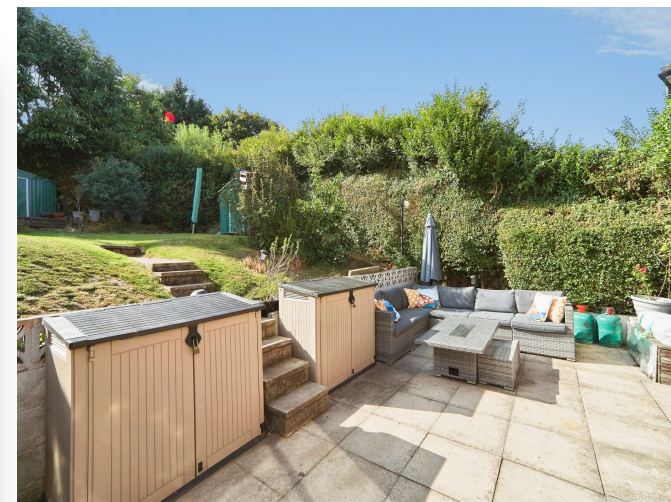




Landseer Mount, Bramley Leeds LS13 2QZ

welcome to

Landseer Mount, Bramley Leeds

GUIDE PRICE £180,000 - £190,000. Situated on the ever-popular Landseers, this well-presented three-bedroom semi-detached property offers spacious accommodation, a generous garden, and excellent access to local amenities, schools and transport links.



Property Information

Situated on the highly sought-after Landseer Estate in Bramley, this well-maintained three-bedroom semi-detached property offers spacious accommodation, a fantastic family garden and is ideally located close to local schools, shops and transport links. Entrance hall to a cosy living room with log burner, kitchen diner, three good sized bedrooms and family bathroom.

Externally, the property benefits from a fantastic enclosed rear garden, offering a patio seating area, lawn, outside water tap and gated access, providing plenty of space for families, pets and outdoor entertaining.

The property enjoys an excellent position close to a range of local amenities including Bramley Shopping Centre & Kirkstall Bridge. Families will appreciate the choice of nearby schools, including Bramley St Peter's, Ryecroft Academy and Leeds West Academy while nature lovers can enjoy scenic canal-side walks along the Leeds & Liverpool Canal and the open green spaces of Bramley Park, all within easy reach. Excellent road, rail and public transport links provide convenient access to Leeds City Centre and surrounding areas.

Lounge

A welcoming and comfortable living space featuring a charming log-burning stove, creating a cosy focal point for the room. Please note this property does not have central heating.

Kitchen Diner

A spacious kitchen dining area fitted with plumbing for a washing machine and space for a range cooker. A uPVC door provides direct access to the rear garden, making it ideal for family living and entertaining.

Landing

With access to the loft space.

Bedroom One

A generously sized double bedroom featuring a decorative feature fireplace, fitted carpet and a useful

built-in storage cupboard.

Bedroom Two

A further good-sized double bedroom overlooking the rear garden, complete with fitted carpet.

Bedroom Three

A single bedroom with fitted carpet, ideal as a child's room, nursery or home office.

Bathroom

Comprising a paneled bath with shower over, wash hand basin and WC. Finished with practical lino flooring.

External

The property benefits from a great-sized enclosed garden with a patio seating area, lawn, outside water tap and gated access. Perfect for families, children and outdoor entertaining.



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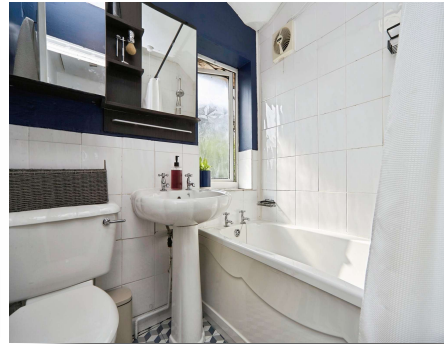
Landseer Mount, Bramley Leeds

- GUIDE PRICE £180,000 - £190,000
- Three-bedroom semi-detached home
- Popular residential location
- Spacious kitchen diner
- Log burner to lounge

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

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116963



Property Ref:
PDY116963 - 0004

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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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