



Rosemont View, LEEDS LS13 3QB

welcome to

Rosemont View, LEEDS

A charming two-bedroom stone mid-terrace home ideally positioned and tucked away in a quiet cul-de-sac and offering excellent kerb appeal alongside well-presented accommodation throughout. Close to train station, shops and schools this property is a fantastic first time buyer opportunity.



Property Information

This attractive property welcomes you into a bright and inviting lounge enhanced by stylish shutter blinds the modern kitchen—fitted approximately two years ago features contemporary units and modern flooring.

The property also benefits from a useful cellar, currently incorporating a handy utility area. To the first floor, the landing offers built-in storage. The principal bedroom is a generously sized double. Bedroom two is a comfortable small double. The family bathroom is fitted with a modern three-piece suite. Externally, the home enjoys a pleasant position within a cul-de-sac enhancing its quiet and desirable setting.

Further benefits include a loft space accessed via a loft ladder, providing excellent additional storage. The location is well served by a range of local amenities including shops, supermarkets and leisure facilities as well as convenient transport links into Leeds city centre and surrounding areas. There are also a selection of well-regarded local schools nearby making the property an excellent choice for a variety of buyers.

Lounge

A bright and welcoming front-facing lounge, filled with natural light and enhanced by stylish shutter blinds, creating a warm and inviting living space.

Kitchen

The modern kitchen, installed approximately two years ago, offers a range of contemporary units paired with modern flooring, providing a practical and stylish area for cooking.

Cellar

A useful cellar space incorporating a dedicated utility section, ideal for additional storage and laundry facilities.

Landing

Spacious landing area benefitting from a generous amount of built-in storage.

Bedroom One

A good-sized double bedroom featuring attractive original floorboards, adding character and charm.

Bedroom Two

A comfortable small double with a front-facing window and newly fitted carpet, ideal as a guest room, nursery, or home office.

Bathroom

Modern bathroom fitted with a three-piece suite, complete with spotlights and a frosted window for privacy.

Loft Space

Accessible via a loft ladder, offering excellent additional storage space.



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Rosemont View, LEEDS

- Charming stone mid-terrace property
- Two bedrooms (one double, one small double)
- Useful cellar with utility area
- Loft space with ladder providing excellent storage
- Within easy reach of Bramley Train Station for commuting

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117038 - 0002

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william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk