



**Warrels Street  
Leeds  
West Yorkshire  
LS13 3NP**

**Offers in Excess of £161,000**

**bettermove**

# Warrels Street Leeds

Bettermove are proud to present this 3 bedroom terraced house in the sought after residential area of Bramley available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is B.

The interior of this well presented property comprises a spacious living room, downstairs WC and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden and front garden, perfect for enjoying the summer months.

Located in the popular residential area of Bramley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bramley Train Station with direct links into Leeds City Centre and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

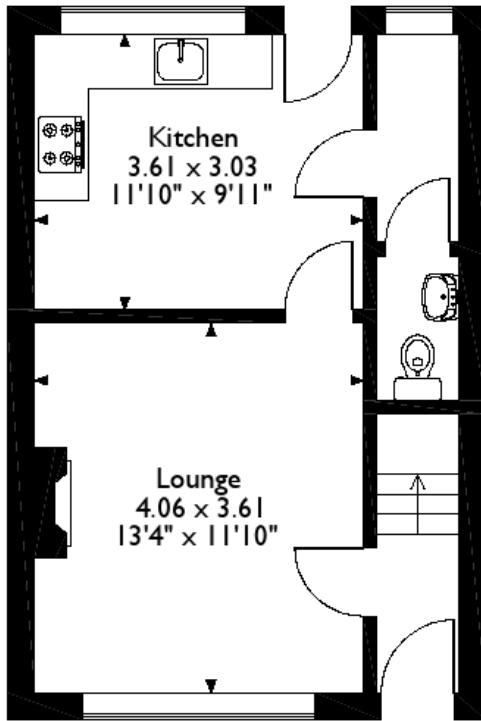
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

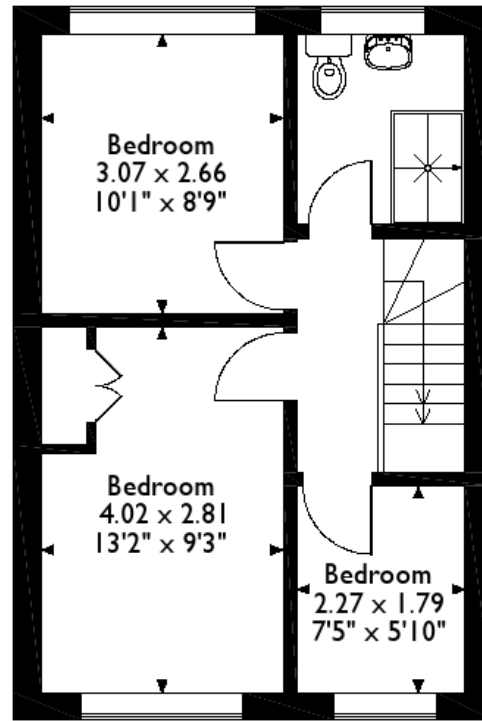
The exclusivity fee is returned to you upon successful completion of the property.



Warrels Street, Leeds  
Approximate Gross Internal Area  
68 Sq M/732 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)