

HUNTERS[®]

HERE TO GET *you* THERE



Westmoor Place

Leeds, LS13 3BZ

£165,000



Council Tax: A



2 Westmoor Place

Leeds, LS13 3BZ

£165,000



- Well-presented stone end-terrace house
- Two generous rooms, used as bedrooms
- Vacant possession with no chain
- Bright reception with large window
- Gas central heating, double glazing
- Close to shops, schools, amenities
- Near parks, walking and cycling routes
- Excellent rail and bus connections
- Ideal for first-time buyers, investors
- On street parking

This stone-built end of terrace house in Leeds is for sale and offers well-presented accommodation in good condition, suited to first-time buyers and investors. Located in an urban area of LS13, it benefits from nearby schools, local amenities and parks, together with established walking and cycling routes.

The ground floor features a generous sized main LIVING room with a large front window and laminated wood floor, creating a bright living area. A separate KITCHEN is fitted with modern white units, oven and hob, and provides space for appliances, as well as a door giving access to cellar space for additional storage.

On the first floor, there is a DOUBLE bedroom and a bathroom with a fresh white suite, electric shower over the bath, and tiled walls and floor. A further large room in the roof space, which has been frequently used as a bedroom, with a staircase and gable end window.. The property benefits from gas central heating and PVC double glazing. On-street parking is available, and the property is offered with vacant possession and no chain.

The house is close to local shops and services in Bramley and Stanningley, with nearby parks and green spaces providing opportunities for recreation. Leeds city centre is accessible via Bramley and Kirkstall Forge railway stations, with journey times of around 10–15 minutes into Leeds. There are also regular bus routes along nearby main roads, offering further connections across the city. This property provides an appealing opportunity in a sought-after location.

KITCHEN

10'3" x 5'9" (3.14m x 1.77m)

LIVING ROOM

13'5" x 13'0" (4.11m x 3.98m)

BEDROOM ONE

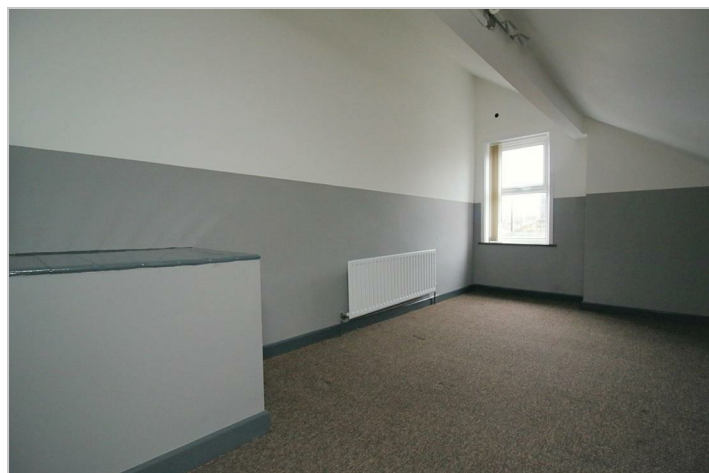
13'5" x 12'5" (4.11m x 3.80m)

BATHROOM

7'5" x 6'8" (2.27m x 2.05m)

BEDROOM TWO

19'8" x 8'8" (6.00m x 2.65m)



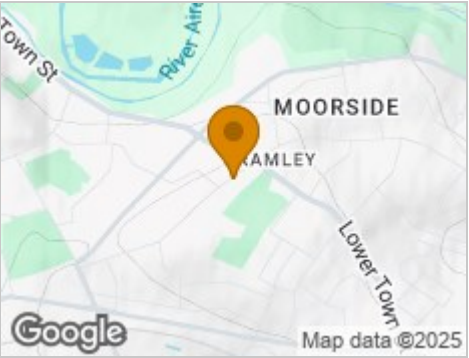
Road Map



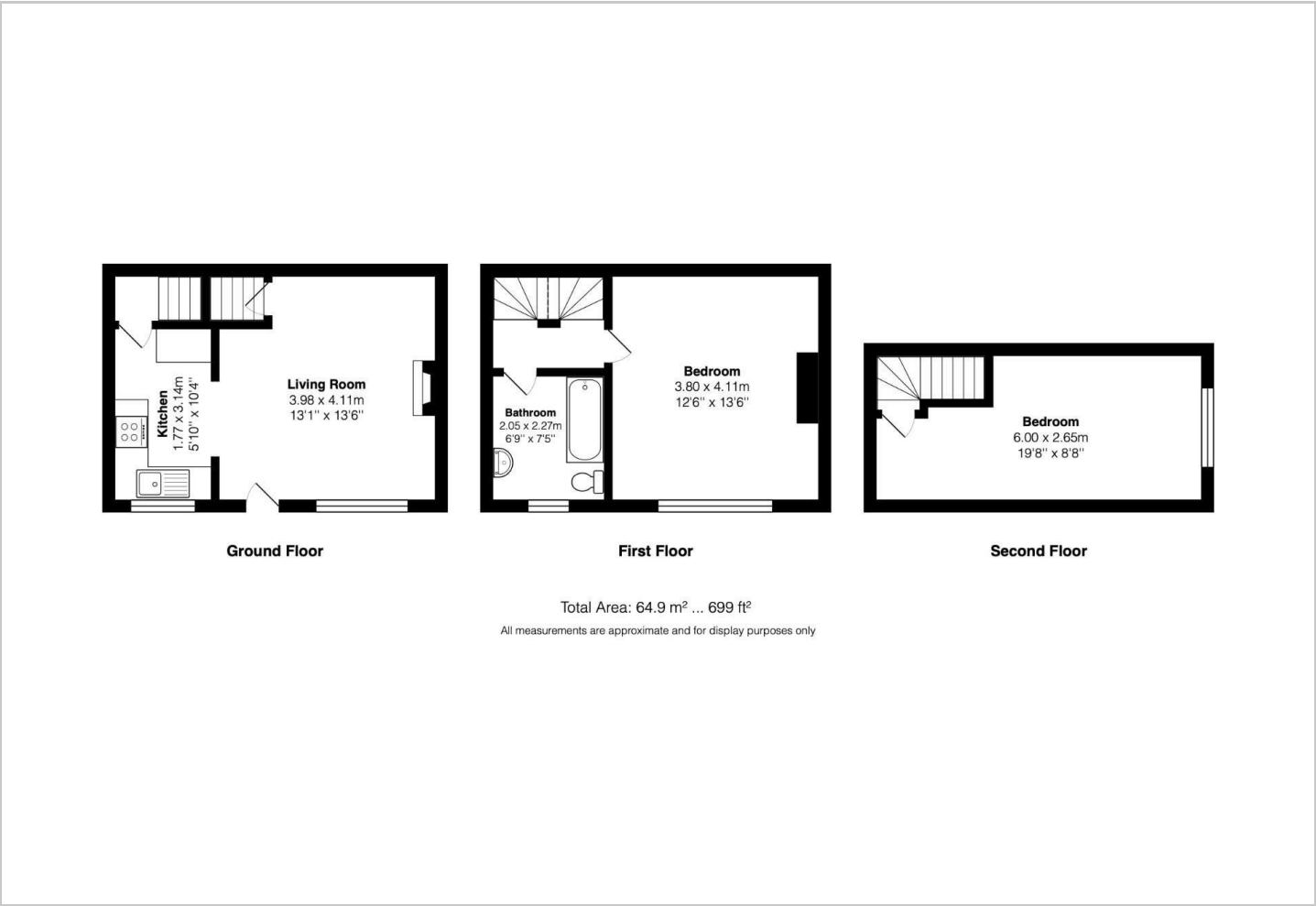
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.