



**HOME**

MARKETING & MANAGEMENT

ROSECLIFFE MOUNT, BRAMLEY LS13 3PJ

**£179,995**

Well Presented Stone Back to Back  
2 Double Bedrooms  
Accommodation on 4 Floors  
Modern Basement Dining Kitchen  
Tiled Bathroom with White Suite  
Gas C/H & uPVC Double Glazing  
Garden / Off Road Parking  
Convenient Bramley Location  
Ideal for First Time Buyers  
Furnished Pictures Created With AI



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GENERAL DESCRIPTION

A substantial and well-proportioned Victorian stone and part rendered two double bedroom corner back to back terrace house with accommodation to four floors. Situated in a residential parkside cul de sac location, the property benefits from: pebbled drive; flagged patio; large lounge; fitted beech style basement dining kitchen with stainless steel oven and hob; tiled bathroom with three piece white suite; long distance view; gas central heating with combi condensing boiler; white uPVC double glazing. Briefly comprising: lounge; basement kitchen with appliances; first floor staircase and landing; double bedroom; bathroom; second floor staircase and landing; second double bedroom. Good access to local Bramley town centre amenities, park, the Aire Valley, and commuting to Leeds by train, bus and car. Ideal for first time buyers. N.B. Furnished Pictures Created With AI.

TENURE  
Freehold

ROOM MEASUREMENTS

**LOUNGE** 13' 8" x 13' 5" (4.17m x 4.09m)

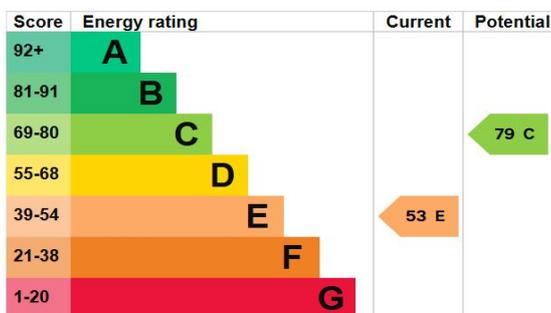
**BASEMENT DINING KITCHEN** 13' 1" x 13' 0" (3.99m x 3.96m)

**1ST FLOOR STAIRCASE & LANDING** 13' 5" x 5' 0" (4.09m x 1.52m) max

**DOUBLE BEDROOM 2** 11' 8" x 9' 0" (3.56m x 2.74m)

**BATHROOM** 11' 8" x 3' 11" (3.56m x 1.19m)

**2ND FLOOR DOUBLE BEDROOM 1** 14' 2" x 13' 5" (4.32m x 4.09m) max



The graph shows this property's current and potential energy rating.

OPENING HOURS

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

