



NANSEN PLACE,  
BRAMLEY, LEEDS,  
LS13 3QH  
£130,000

2 Bedroom House

LINLEY &  
SIMPSON

**GREAT INVESTMENT OPPORTUNITY!** Available for sale is this two bed house in Bramley. Close to local amenities, including transport links such as Bramley Train Station; and all finished to a decent standard, is this lovely property which is **CURRENTLY RENTED OUT** for £595pcm which presents as an attractive 5.5% gross yield.

Bramley is a historic Yorkshire town which was historically built for millworkers due to Leeds' historic involvement in textiles. Located in West Leeds nestled between Kirkstall and Pudsey, Bramley is a residential town but it is certainly self-sufficient with supermarkets and shops and a bustling town centre. Bramley also has fantastic road links and easy access to the motorways and bus links too for commuting, not to mention its train station which is less than 15 minutes from Leeds City Centre. There are communal green spaces to be found throughout and there are good primary and secondary schools close by and there are remnants of Bramley's historic past in the form of many stone mills from the industrial revolution.

## **Ground Floor**

### **Living/ Dining Room**

Main entrance into the property on the ground floor leads into a reception space- the large living/ dining room. The living/ dining room is a large reception room with a front facing window flooding the room with natural light. There is a feature fireplace in the room on one wall to break up the large space and there is ample room for dining furniture which the current occupiers use nicely.

### **Kitchen**

The kitchen is typical for this style and age of property and is a workable kitchen with ample wall and base units including a breakfast bar on one wall. There is also access to the cellar at the rear of this room. There is an electric oven and gas hob, plumbing for a washing machine and the room is well illuminated by another front facing window.

## **Lower Ground Floor**

### **Cellar**

Accessed via the kitchen is the staircase leading down to the cellar which is made up of two large and useful storage rooms.

## **First Floor**

### **Second Bedroom**

The second bedroom on the first floor and is a front-facing double bedroom - in many of this style house this bedroom on the first floor is used as the master due to its impressive size and high ceiling height. This is a nice, bright room with space for a large double bed within as well as alcoves either side of the chimney breast which are ideal spaces for wardrobes and other furnishings too.

### **House Bathroom**

The house bathroom is located on the first floor and benefits from a large, three-piece suite with a full-sized bath with overhead shower, toilet and hand basin within as well as two large cupboards.

## **Second Floor**

### **Master Bedroom**

The master bedroom is a large double bedroom on the second floor. This is a good sized room with a dormer window flooding the room with natural light.

**Agents Note** - This property is currently rented for £595pcm. We are advertising the house as an investment property where the buyer will be expected to keep the current tenant in situ on the AST they



are currently on.



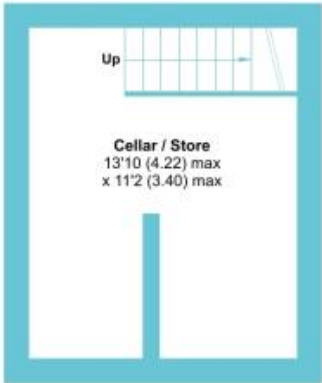
Nansen Place, Leeds, LS13

Approximate Area = 803 sq ft / 74.5 sq m  
Limited Use Area(s) = 44 sq ft / 4 sq m  
Total = 847 sq ft / 78.6 sq m  
For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



LOWER GROUND FLOOR



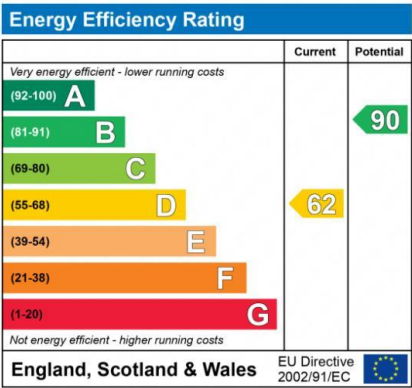
GROUND FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Linley & Simpson. REF: 843769



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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