



13 South End Terrace, Leeds, LS13 2AB

A two bedroom mid terrace property in Bramley.

The house opens into a spacious living room with feature decorative fireplace. The separate kitchen contains a gas hob and fitted appliances, and leads to the basement storage.

Upstairs, the master bedroom has wood effect laminate flooring and is located next to the house bathroom which has a heated towel rail and a bath with shower over.

The top floor bedroom has a Velux window and alcove storage below the eaves.

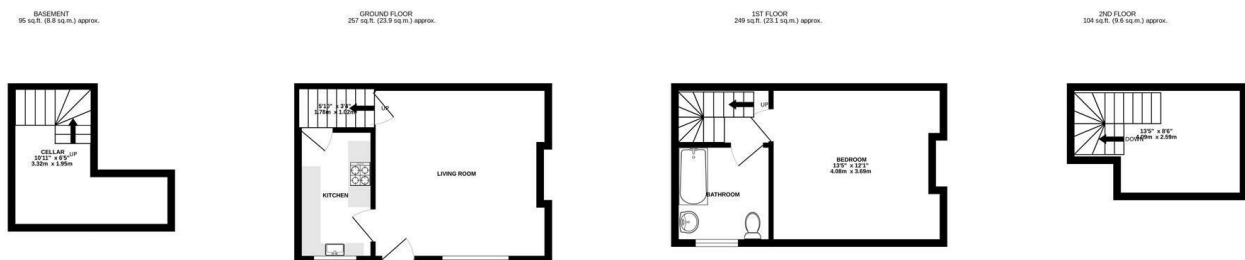
South End Terrace is a cul de sac located off Stanningley Road. Bramley Train Station is less than one mile away. On street parking is available.

- Mid Terrace
- Modern Property
- On Street Parking
- Basement Storage

£119,950

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TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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