



HUNTERS®
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31 Richmond Close, Bramley, Leeds, LS13 3HF

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Guide Price £210,000

DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to be able to offer for sale this three bedroom detached home situated in Bramley. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, sitting room and kitchen/dining room to the ground floor. To the first floor bedroom with en-suite, two further bedrooms and a family bathroom. To the front of the property a driveway leads to a double garage. To the rear of the property there is a garden laid to lawn with patio area and fencing around the perimeter. Viewing com highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating : D

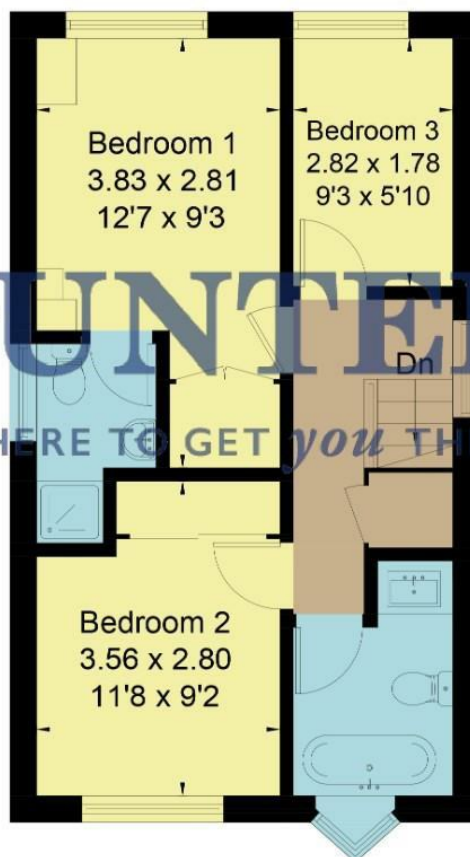
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

Approximate Floor Area = 81.4 sq m / 876 sq ft
 Garage = 28.1 sq m / 302 sq ft
 Total = 109.5 sq m / 1178 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94357

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
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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