

HUNTERS[®]

HERE TO GET *you* THERE



Green Hill Road

Bramley, LS13 4AJ

Offers Over £175,000



231 Green Hill Road

Bramley, LS13 4AJ

Offers Over £175,000



- Three bedroom semi detached home
- No forward chain
- Potential to improve and extend
- Generous rear garden with potential to landscape
- Driveway for off street parking
- Close to shops and excellent transport links
- Attention first time buyers and families
- Council tax band B

This THREE BEDROOM SEMI DETACHED home is offered to the market with NO FORWARD CHAIN in this popular and convenient location in Bramley. Enjoying an enviable elevated position, with a DRIVEWAY and generous garden to the rear with lots of potential to landscape and enjoy in the long summer days. The property would now benefit from some sympathetic cosmetic updating to add value and could be extended, subject to planning permission. In our opinion a great potential property with lots of scope. Sure to appeal to a range of buyers in particular FIRST TIME BUYERS and YOUNG FAMILIES, early viewing is highly advised.

The property briefly comprises: PVC front door with ENTRANCE HALL with under stairs storage cupboard and stairs rising to the first floor. The through LIVING/DINING ROOM is a brilliant size with a lovely dual aspect, and door leading to the rear of the house and garden. The KITCHEN with side PVC door would make an ideal family kitchen and could be the centre of the house with lots a new memories waiting to be made.

To the first floor, there are THREE bedrooms, house bathroom and access from the LANDING to a loft space, which could be made perfect for storage. BEDROOM ONE, to the rear, is a double sized room with fitted cupboard and a pleasant outlook over the garden. BEDROOM TWO, to the front, is also a double sized room. BEDROOM THREE, to the rear, is a single sized room and would make the perfect nursery or home office. The BATHROOM has a three piece suite with bath, pedestal sink and toilet.

Outside, to the front, there is a DRIVEWAY leading to a single detached GARAGE ideal as workshop or storage and lawned area with mature borders. To the rear, the tiered garden is a fabulous size and enjoys a SOUTH FACING aspect with stunning long distance views from the top of the garden. There is a good sized patio area, perfect for entertaining and relaxing.

The location of the property is ideal for commuting to Leeds and Bradford via Stanningley road and Bramley railway station is situated 0.9 miles from the address. There are also a range of shops and amenities within 500 meters from the property.

KITCHEN/DINER

13'10" x 9'0" (4.22 x 2.74)

LIVING ROOM

21'0"X 11'0" (6.40X 3.35)

BEDROOM ONE

11'0"X 10'0" (3.35X 3.05)

BEDROOM TWO

10'11" x 9'0" (3.33 x 2.74)

BEDROOM THREE

10'0"X 5'0" (3.05X 1.52)

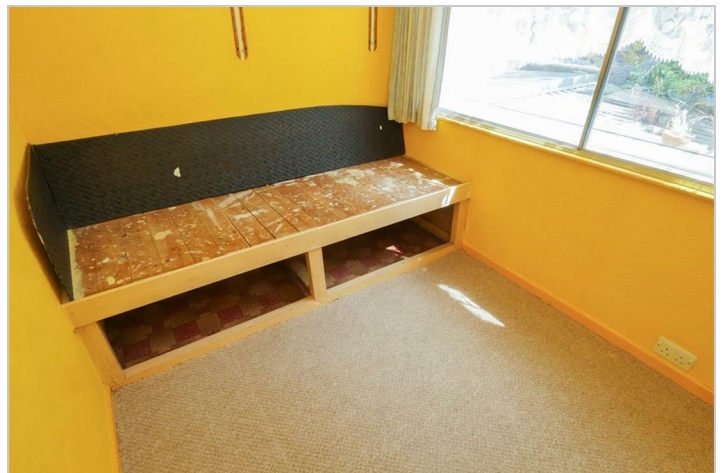
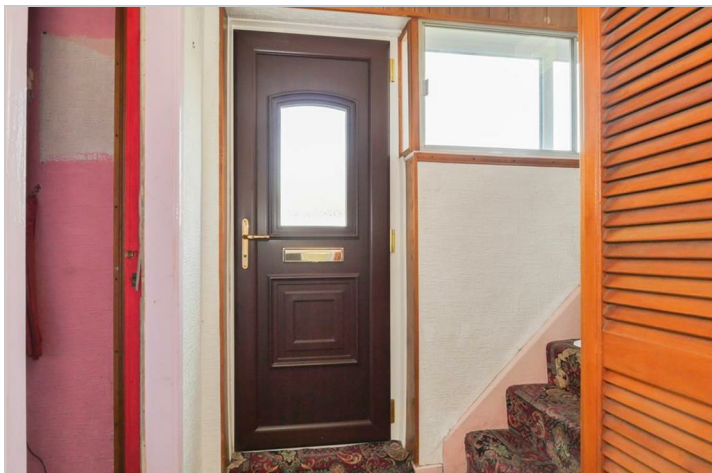
BATHROOM

6'0"X 6'0" (1.83X 1.83)

REAR GARDEN

DRIVEWAY

REAR ELEVATION



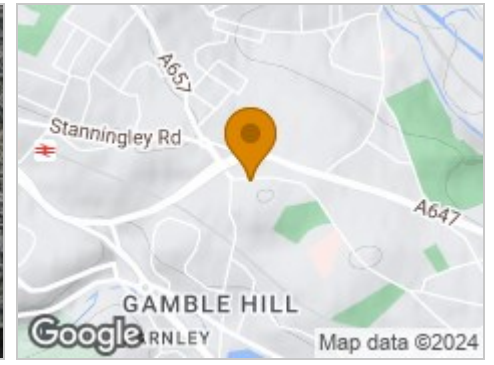
Road Map



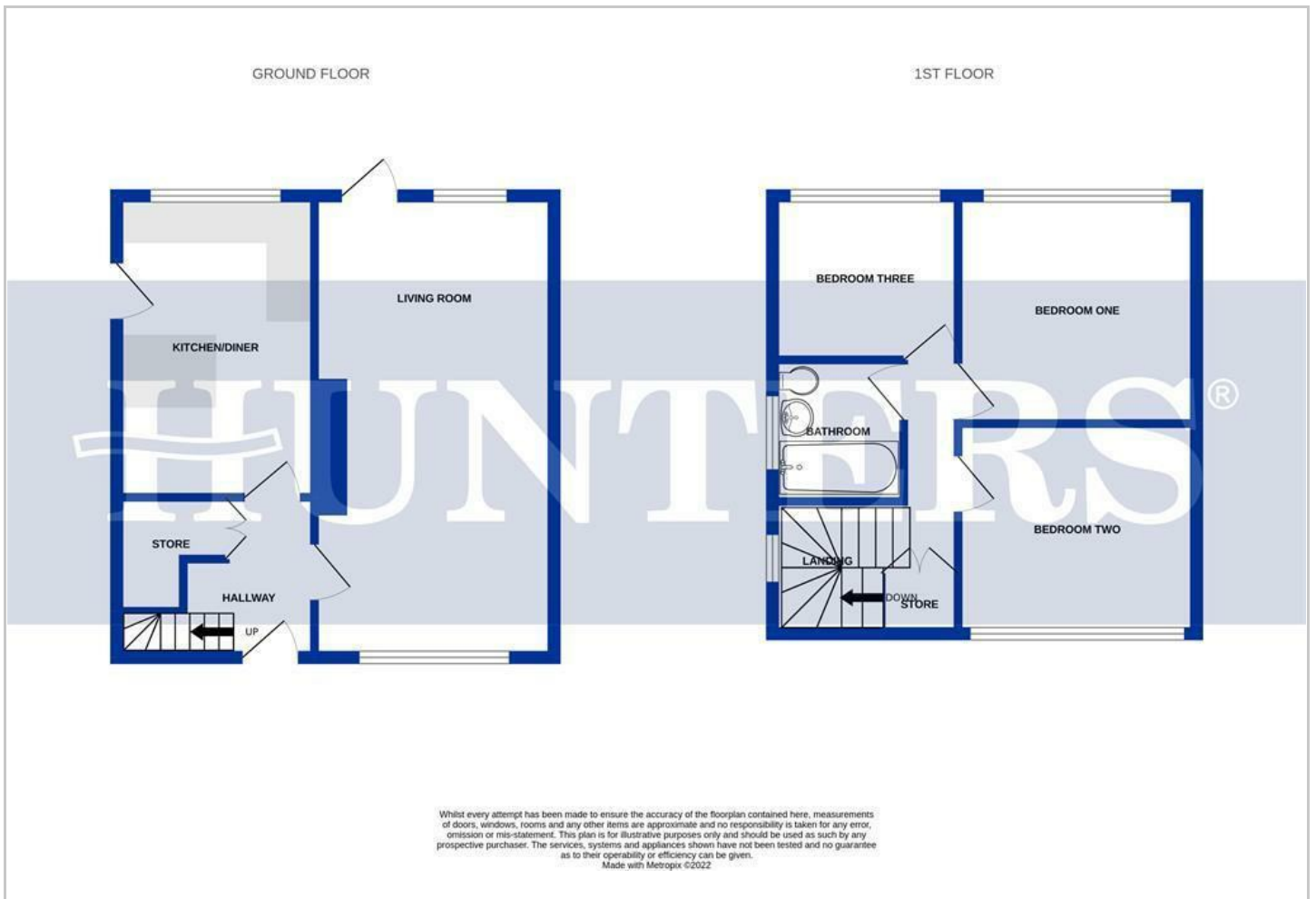
Hybrid Map



Terrain Map



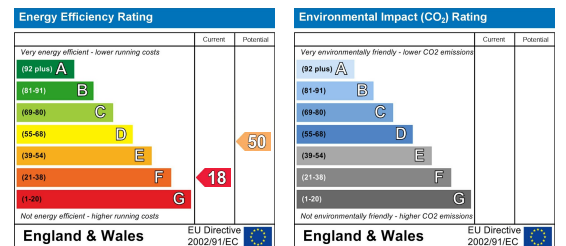
Floor Plan



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.