

# HUNTERS®

HERE TO GET *you* THERE



## Ashby View

Bramley, Leeds, LS13 3AG

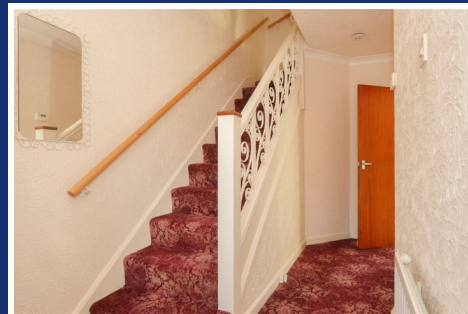
£150,000



# 6 Ashby View

Bramley, Leeds, LS13 3AG

£150,000



- Three bedroom mid terraced house
- No forward chain
- Attention first time buyers and investors
- Well proportioned room sizes
- Would now benefit from updating
- On street parking and yard area
- Close to transport links and amenities
- Council tax band A

A fantastic opportunity to purchase this deceptively spacious THREE BEDROOM MID TERRACED house, situated in a convenient location in Bramley, close to excellent transport links and local amenities. The property offers READY TO MOVE INTO accommodation throughout including TWO RECEPTION ROOMS and a modern shower room. Sure to appeal to both FIRST TIME BUYERS and INVESTORS, the property would now benefit from cosmetically updating and is offered to the market with NO FORWARD CHAIN!

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE HALL with stairs to the first floor. The LIVING ROOM is a good size with electric fire, surround and hearth. Double doors lead to the DINING ROOM which has plenty of space for a dining table and chairs, storage cupboard and door leading to the rear. The KITCHEN has a range of wall and base storage units and INCLUDES WHITE GOODS such as a cooker, washing machine and fridge/freezer.

Upstairs, there are THREE bedrooms, a shower room and access from the LANDING to a loft space for storage. BEDROOM ONE, to the front, is a generous sized double room with plenty of space for a double bed and furniture. BEDROOM TWO, to the rear, is also a double sized room and BEDROOM THREE is a single room with storage cupboard which would make an ideal children's bedroom or home office. The SHOWER ROOM has a walk in shower with overhead mains powered and fully tiled walls.

Outside, to the front, on street parking is available. To the rear, there is a fully enclosed south facing yard area with a wooden shed for storage and access to the rear, a great place to sit out and relax.

The location of the property is ideal for accessing the local amenities in Bramley, there is a supermarket located within 200 metres of the address and Bramley shopping centre is within 1 mile. There are bus routes towards Leeds and Bradford within 300 metres and Bramley railway station is located within 1 mile from the address.



## HALLWAY

## LIVING ROOM

12'10" x 12'00" (3.91m x 3.66m)

## DINING ROOM

12'10" x 9'04" (3.91m x 2.84m)

## KITCHEN

13'00" x 6'06" (3.96m x 1.98m)

## BEDROOM ONE

13'05" x 11'08" (4.09m x 3.56m)

## BEDROOM TWO

11'07" x 9'05" (3.53m x 2.87m)

## BEDROOM THREE

8'01" x 6'02" (2.46m x 1.88m)

## SHOWER ROOM

6'00" x 5'05" (1.83m x 1.65m)

## LANDING



Road Map



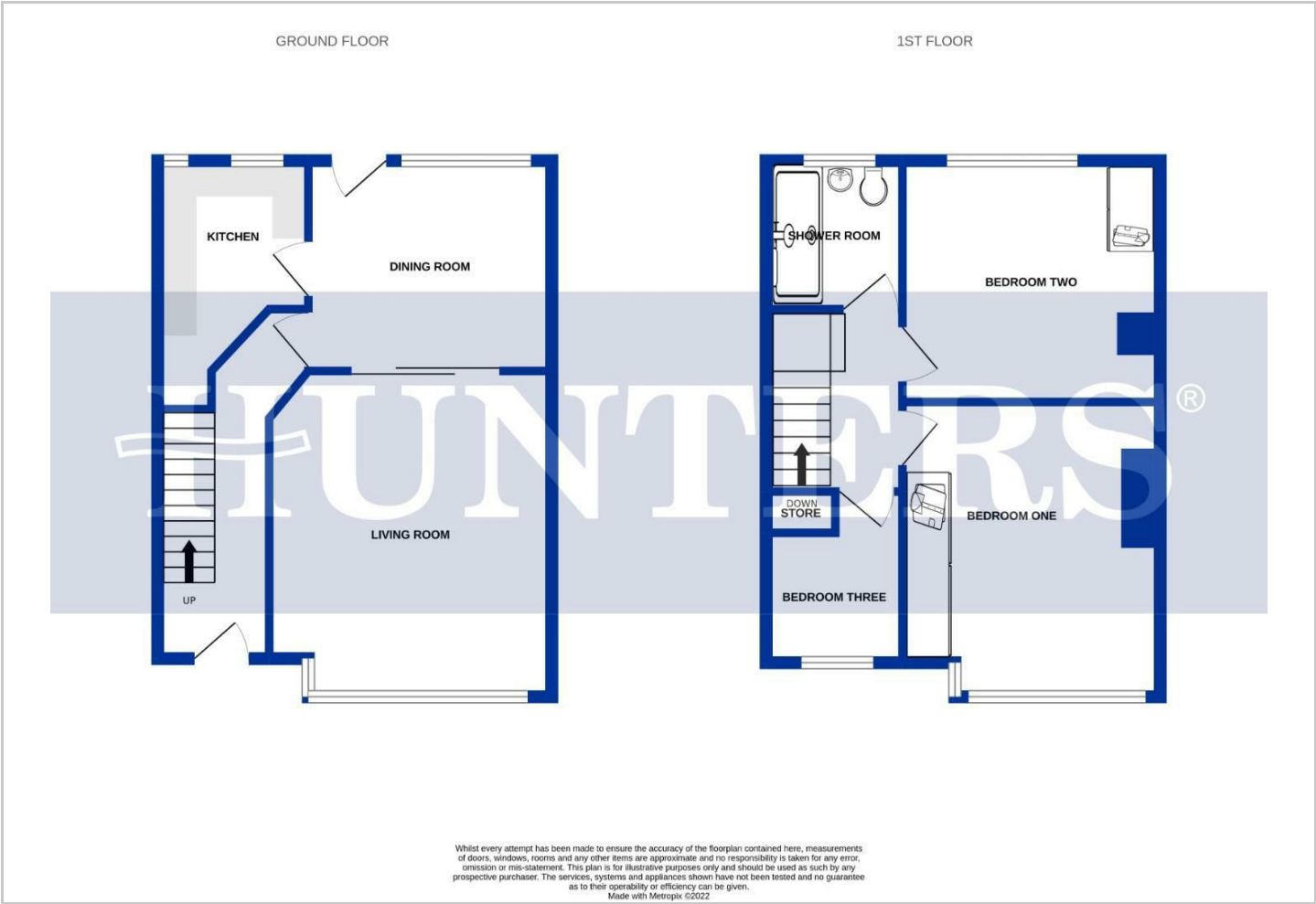
Hybrid Map



Terrain Map



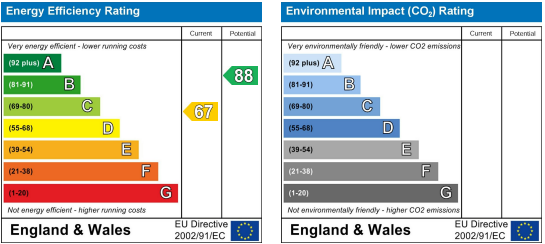
Floor Plan



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.