

HUNTERS[®]

HERE TO GET *you* THERE



Hough Top

Bramley, Leeds, LS13 4QN

£190,000



Council Tax: B



100 Hough Top

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£190,000



- Mid terraced with stunning views
- Spacious reception room with large windows
- Recently refurbished kitchen/diner with high gloss units
- Three bedrooms including double sized
- Modern bathroom with P-shaped bath
- Integrated kitchen appliances
- Peaceful area with strong local community
- On the border of LS28 and LS13
- Landscaped front and rear gardens
- Solid garden store

A charming terraced property in good condition, perfect for families, couples, and sharers, boasting spacious living room, modern fitted kitchen/diner, three bedrooms, landscaped gardens, and stunning views.

Welcome to this charming mid terraced property in good condition, ideal for families, couples, and sharers. Situated on the border of LS28 & LS13

As you step inside the entrance hall, you'll find a spacious LIVING room with large windows offering stunning long distance views, an open fireplace for cosy evenings, and even an under-stairs cupboard for extra storage. The recently refurbished KITCHEN/DINER boasts high gloss units and drawers, integrated dishwasher and washer, a fixed breakfast table, and double doors leading out to the landscaped rear garden.

Upstairs, there are THREE bedrooms waiting to be discovered. The first bedroom impresses with its double size, spacious layout, and amazing front views. The second bedroom is also a double, while the third bedroom is perfect for a single occupant or to use as a home office.

The modern BATHROOM features a P-shaped bath, tiled floor and walls, and a vanity type sink for added convenience.

The living accommodation has the advantage of GAS CH and PVC double glazing throughout.

Outside, the front and rear gardens have been beautifully landscaped, with an external power supply and a useful garden store. Situated in a peaceful area with strong local community vibes, this property also benefits from public transport links, nearby schools, local amenities, walking and cycling routes, and stunning views. There is plenty of on street parking space adjacent to the property.

Tel: 0113 257 6198

HALL

LIVING ROOM

15'8" x 11'8" (4.80 x 3.57)

KITCHEN/DINER

14'11" x 8'9" (4.55 x 2.67)

BEDROOM ONE

14'0" x 9'2" (4.29 x 2.80)

BEDROOMTWO

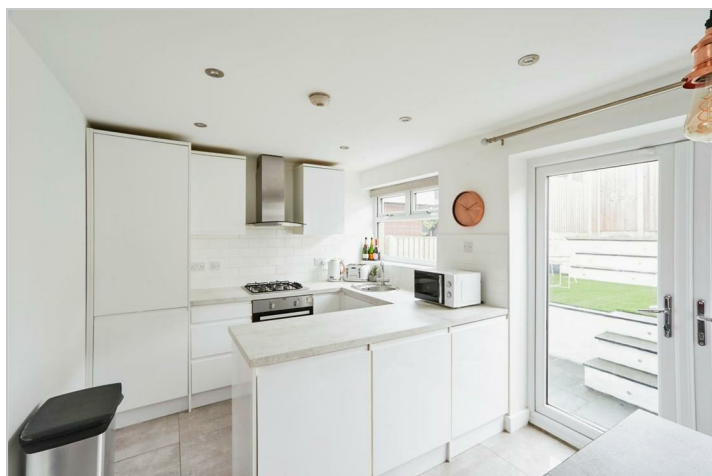
10'4" x 9'4" (3.17 x 2.86)

BEDROOM THREE

7'10" x 5'5" (2.41 x 1.67)

BATHROOM

5'5" x 5'2" (1.66 x 1.58)



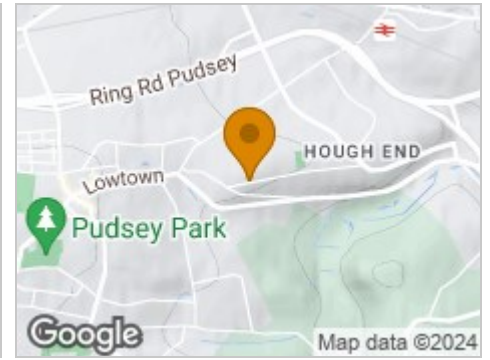
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

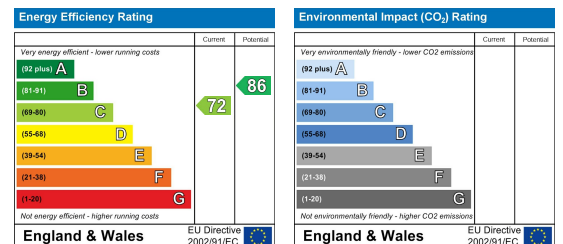
Total floor area 68.8 m² (741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.