

HUNTERS[®]

HERE TO GET *you* THERE



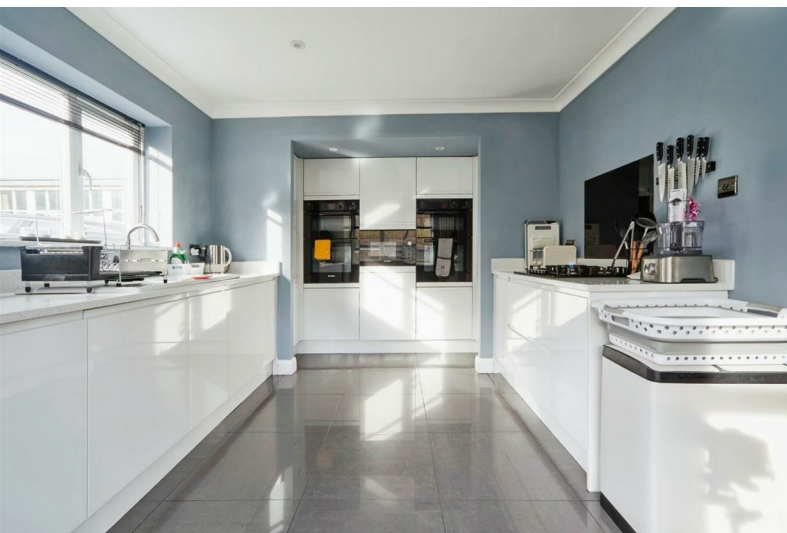
Newlay Lane

Leeds, LS13 2AJ

£395,000



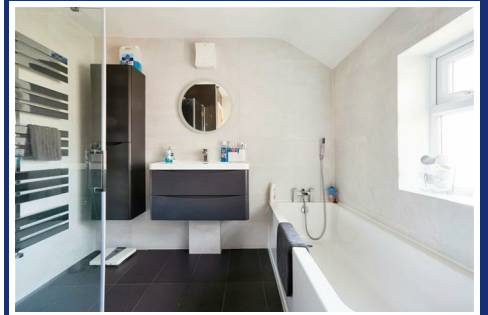
Council Tax: D



34 Newlay Lane

Leeds, LS13 2AJ

£395,000



- Individual family detached
- Four generous sized bedrooms
- Two great reception rooms
- Superb modern Kitchen open dining room
- Newly refurbished large bathroom
- Parking for several cars
- Lock-up single garage
- Generous garden on large plot
- Quiet neighbourhood with community links
- Convenient location near amenities

A spacious and individual built detached family home, set back off Newlay lane, in a desirable area of Bramley, with modern appliances, four spacious bedrooms, ample outdoor space and parking, and convenient access to local amenities.

The former St Margaret's Vicarage is a modern FOUR bed-roomed detached house built in the 1960's and extended in recent years. Occupying a private location set back from Newlay lane with vehicle access to ample car parking and a single garage.

Located in a desirable area, this charming detached property is now available for sale. Boasting good condition throughout, with PVC Double glazing and Gas central heating throughout, this family home offers two reception rooms, perfect for relaxing or entertaining. The open-plan KITCHEN combined dining room, features modern appliances, high gloss fitted units, and double doors leading to the garden, ideal for enjoying alfresco dining. The entrance hall includes built in storage and a DOWNSTAIRS wc, always popular with the family needs.

With FOUR spacious bedrooms, including a double bedroom with a walk-in dressing room, this property provides ample space for a growing family. The large family bathroom has been newly refurbished and includes a separate shower cubicle, heated towel rail, and modern fixtures.

The property benefits from unique features such as parking for SEVERAL cars, a lock-up single garage, and a generous garden on a large plot, perfect for outdoor activities. Situated in a quiet neighborhood with strong local community ties, this home is also conveniently located near public transport links, schools, amenities, and shops.

Bramley is a sought after suburb, approximately 3 miles west of the city center. The busy Bramley sopping centre and popular park are within 1 mile of the address.

Whether you're looking for a cosy evening in one of the reception rooms or enjoying the outdoor space, this property offers the perfect blend of comfort and convenience, making it an ideal choice for families looking for a new home.

Tel: 0113 257 6198

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

17'9" x 10'4" (5.43 x 3.17)

FAMILY ROOM

13'9" x 10'8" (4.20 x 3.26)

KITCHEN/DINING ROOM

22'7" max x 15'8" (6.90 max x 4.80)

BEDROOM ONE

12'11" x 10'4" (3.96 x 3.17)

BEDROOM TWO

14'2" 13'8" (4.34 4.19)

BEDROOM THREE

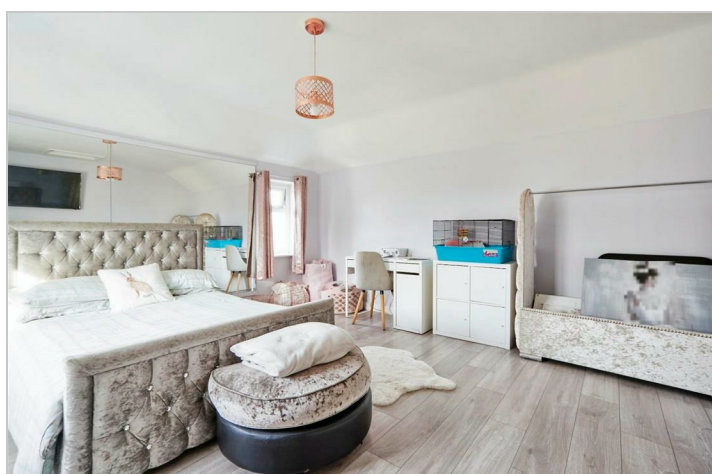
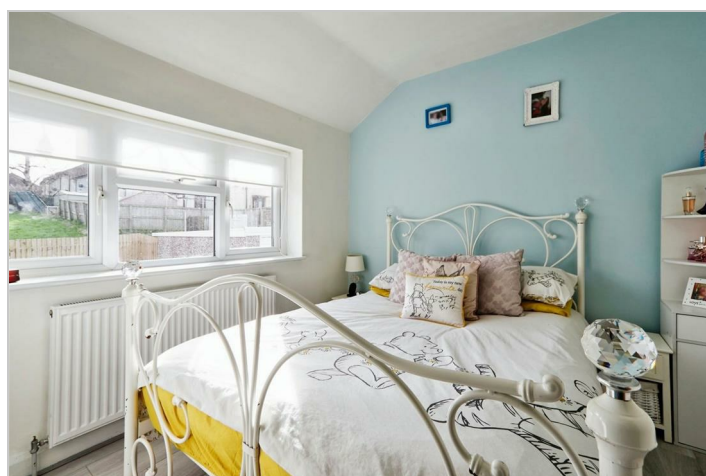
11'10" x 8'5" (3.63 x 2.59)

BEDROOM FOUR

10'4" x 8'5" (3.17 x 2.58)

BATHROOM

10'4" x 8'8" (3.17 x 2.66)



Road Map



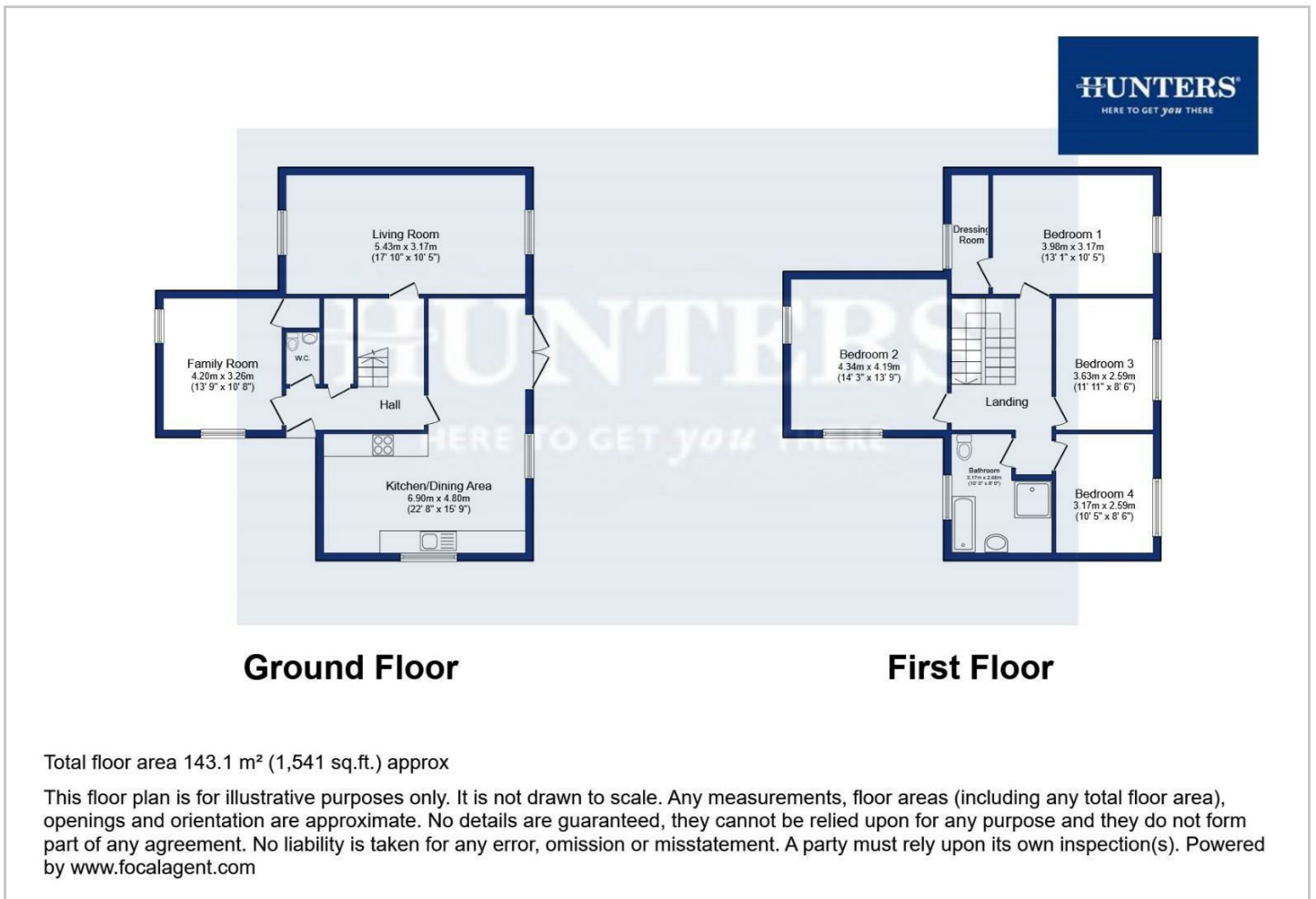
Hybrid Map



Terrain Map



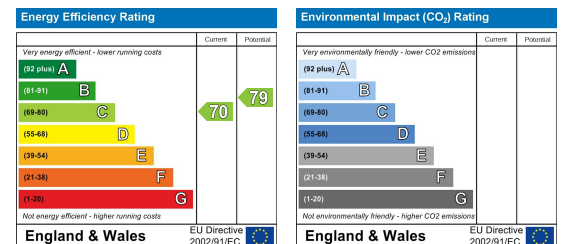
Floor Plan



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.