

# HUNTERS<sup>®</sup>

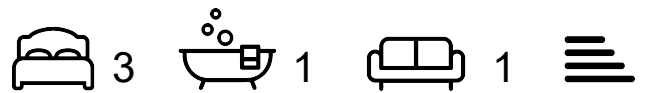
HERE TO GET *you* THERE



## Bramstan Gardens

Leeds, LS13 3JQ

£230,000



Council Tax: C



# 15 Bramstan Gardens

Leeds, LS13 3JQ

£230,000



- Charming semi-detached property
- Welcoming reception room with gas fire
- Two Spacious double bedrooms
- Single bedroom/home office
- Modern bathroom with shower
- Generously sized rear garden
- Gas central heating and double glazing
- Ample storage in kitchen/diner
- Parking for three cars
- Close to local amenities and schools

Welcome to this charming, semi-detached property nestled in a peaceful cul-de-sac location with a strong local community. Already in good condition, it's a perfect canvas for those looking to add their personal touch.

From the front entrance HALL, the heart of the house is the welcoming LIVING ROOM, featuring a living flame gas fire and a classic, cast iron fireplace - the perfect setting for cosy evenings. The squared front bay window and ceiling coving add a touch of elegance to this inviting space.

Moving through to the KITCHEN/DINING ROOM, it's a cook's delight with built-in pantries, ample storage units, and worktops with a sink. It also offers a welcoming dining space for family meals and entertaining guests.

Upstairs, the property boasts THREE lovely bedrooms. The first two bedrooms are spacious doubles, offering plenty of room to relax. The third bedroom, a sizeable single, provides flexibility and could be used as a home office if desired. The BATHROOM is a modern sanctuary with a white suite, shower over the bath, and beautifully tiled walls.

Outside, the generously sized rear garden is a real treat. Part paved and part lawn, it's a great space for children to play or for hosting summer barbecues. There's also a large shed, perfect for storing garden tools and bikes.

The property benefits from gas central heating and PVC double glazing, along with parking for three cars and it's within walking distance of public transport links, local amenities, schools, and lovely walking and cycling routes.

Ideal for families and couples alike, this home offers a wonderful lifestyle opportunity. Don't miss out!

This charming semi-detached property in a peaceful location offers a welcoming reception room with a living flame gas fire, three spacious bedrooms, a delightful kitchen/diner, and a generously sized rear garden - perfect for families and couples looking for a lovely lifestyle opportunity in the Bramley area.

Tel: 0113 257 6198

## HALL

## LIVING ROOM

15'5 x 11'6 (4.70m x 3.51m)

## KITCHEN/DINER

17'5 x 11'8 (5.31m x 3.56m)

## BEDROOM ONE

11'8 x 10'8 (3.56m x 3.25m)

## BEDROOM TWO

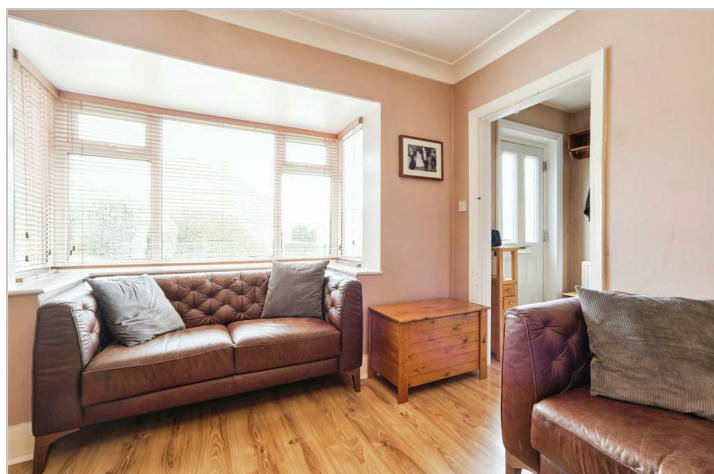
11'8 x 10'8 (3.56m x 3.25m)

## BEDROOM THREE

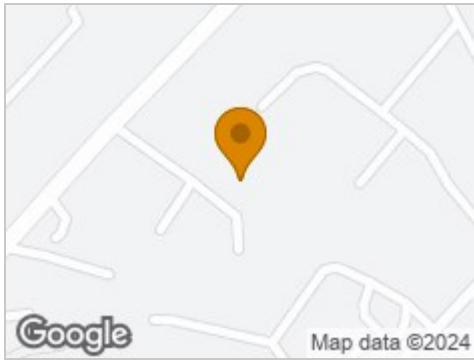
6'11 x 6'6 (2.11m x 1.98m)

## BATHROOM

6'7 x 6'4 (2.01m x 1.93m)



## Road Map



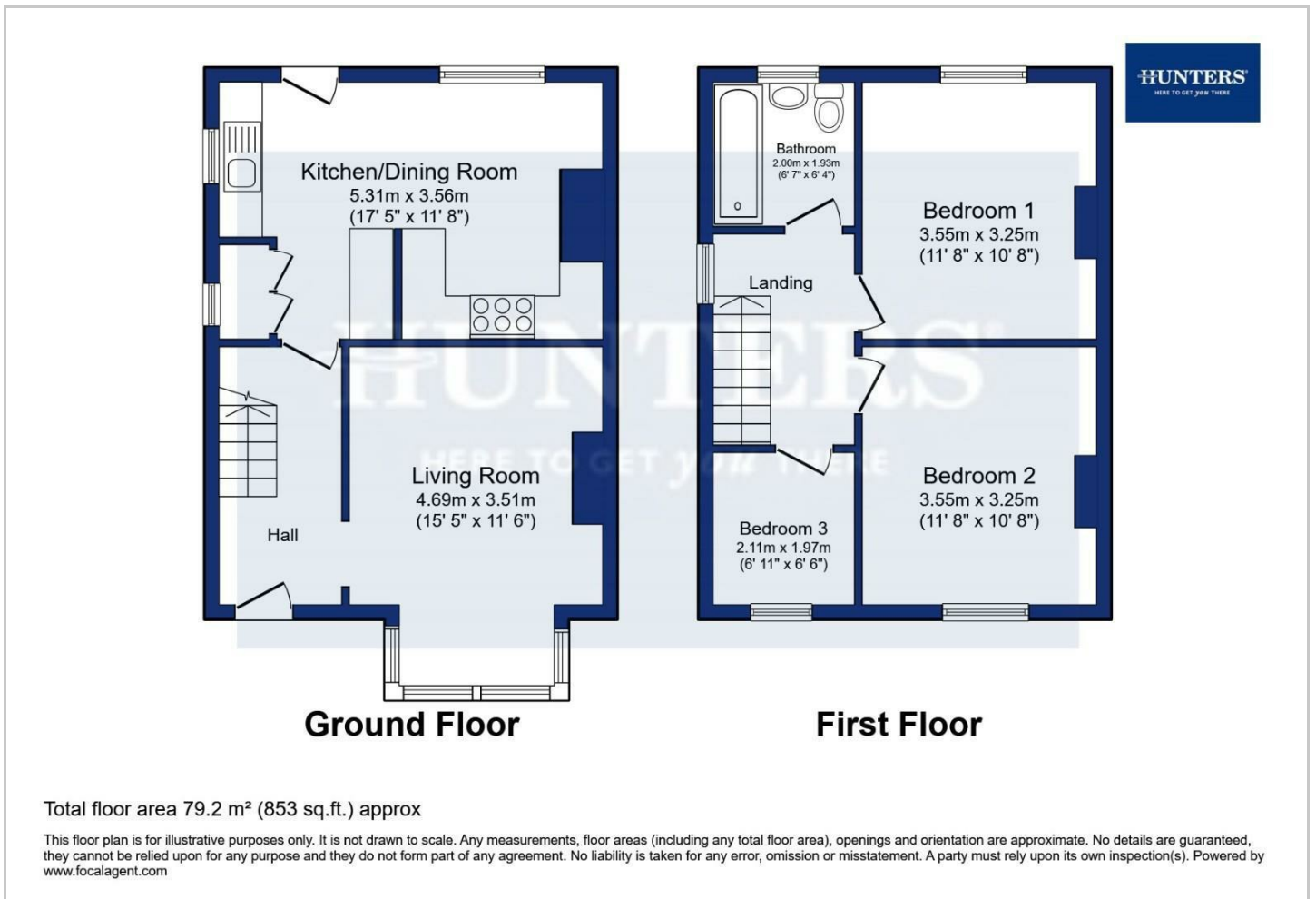
## Hybrid Map



## Terrain Map



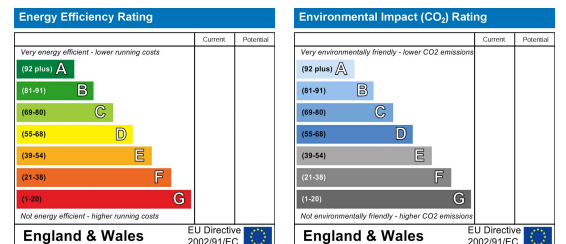
## Floor Plan



## 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.