

# HUNTERS®

HERE TO GET *you* THERE

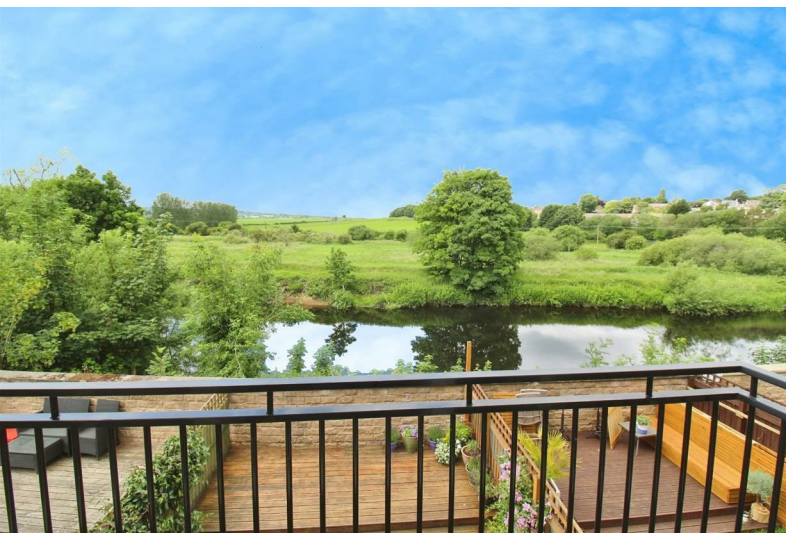


## Horsforde View Bramley, LS13 1GE

£369,995

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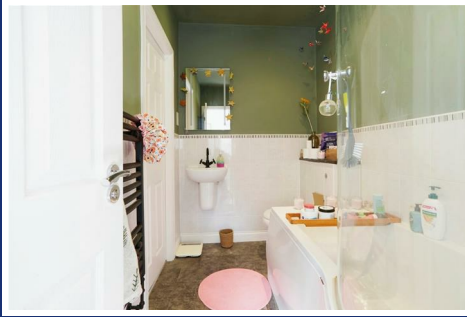
Council Tax: D



# 90 Horsforde View

Bramley, LS13 1GE

£369,995



- Mews style terraced house
- Spacious over three floors
- Stunning river views
- Four bedrooms, two with en-suite
- Fantastic kitchen/diner
- Integral Garage
- Ground floor cloakroom/wc
- Living room with balcony
- Brilliant for commuting
- Canal and river walks

The living accommodation benefits from combination GAS CENTRAL HEATING and UPVC DOUBLE GLAZED WINDOWS, comprising; Ground floor ENTRANCE HALL with a useful built in storage cupboard and a door leading to the integral GARAGE and a useful cloakroom/toilet. The fantastic KITCHEN/DINER which has an excellent range of fitted storage options/pull out drawers/units/worktops/sink plus integrated fridge freezer/dishwasher/double oven/hob/extractor, also space for a six seater dining table with chairs and French style doors lead directly onto the sun patio with paving and raised decking, enclosed by a wall and fencing and enjoys the most splendid outlook over the river to open fields all the way across to the Rodley nature reserve.

On the first floor is a landing with a second toilet and door leading to the LIVING ROOM which has French style doors onto a metal railed balcony and the superb river views. BEDROOMS THREE and FOUR are on this floor. BEDROOM THREE is a double sized room and BEDROOM FOUR is a generous sized single, which is currently used as a STUDY.

On the second floor level is the MASTER BEDROOM which has two windows looking out to the river and extended views beyond; this room has a fitted double wardrobe with sliding doors and a door leading to the en-suite shower room, with a corner cubicle and matching toilet/sink unit. The SECOND BEDROOM is a good-sized double room and has a door leading to a JACK & JILL BATHROOM - which can also be accessed from the landing.

The location of the property is perfect for commuting to Leeds via the new Kirkstall railway station and for the canal and Rodley nature reserve for walks and more. Horsforth, New Road Side can be easily accessed by foot, with an excellent selection of shops/cafes/restaurants.

Hunters Pudsey are delighted to offer this modern MEWS STYLE TERRACED HOUSE over three floors, situated in the increasingly popular residential enclave with STUNNING RIVER VIEWS. The property is well presented and nicely decorated throughout and will appeal to both professional people and families wanting a FOUR BEDROOM home in a stunning location.

Tel: 0113 257 6198

### HALL

10'7" x 4'11" (3.25 x 1.52)

### DOWNSTAIRS WC

5'2" x 2'11" (1.60 x 0.91)

### KITCHEN/DINER

14'3" x 14'0" (4.34m x 4.27m)

### GARAGE

17" x 8'8" (5.18m x 2.64m)

### LIVING ROOM

14'4" x 13'11" (4.37m x 4.24m)

### BEDROOM FOUR

9'6" x 7'9" (2.90m x 2.37m)

### BEDROOM THREE

12'11" x 6'2" (3.94m x 1.88m)

### WC

5'4" x 3'1" (1.65 x 0.94)

### BEDROOM ONE

14'4" x 12'2" (4.37m x 3.71m)

### EN-SUITE

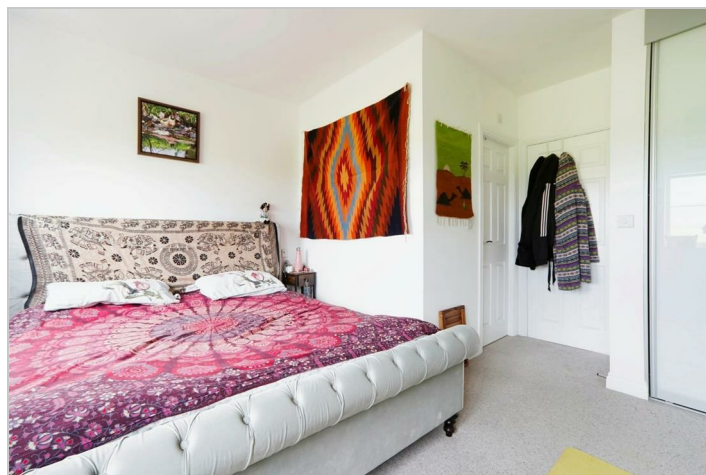
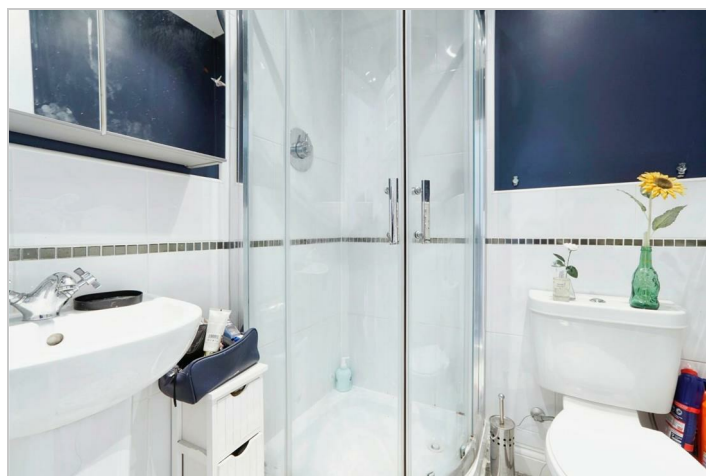
5'4" x 4'11" (1.63 x 1.52)

### BEDROOM TWO

14'4" x 9'6" (4.37m x 2.90m)

### HOUSE BATHROOM

8'2" x 5'4" (2.49 x 1.63)



## Road Map



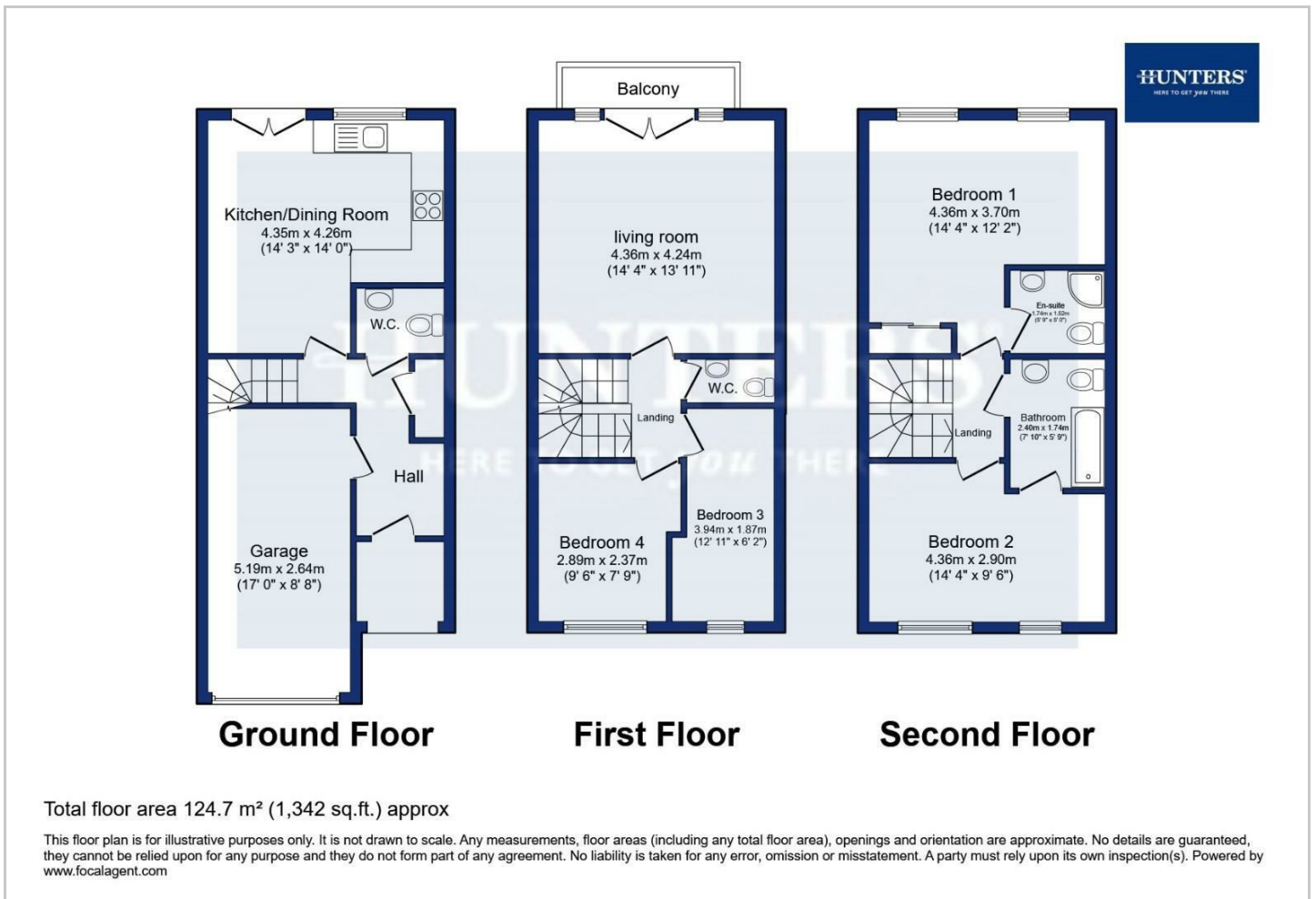
## Hybrid Map



## Terrain Map



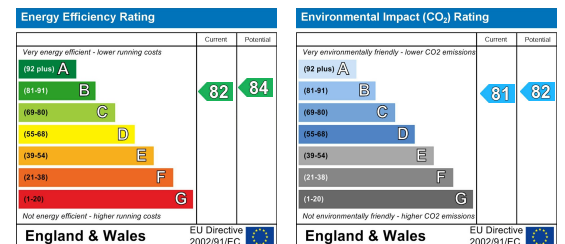
## Floor Plan



## 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.