

HUNTERS[®]

HERE TO GET *you* THERE



Newlay Lane

Bramley, Leeds, LS13 2AL

Offers In The Region Of £350,000



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7 Newlay Lane

Bramley, Leeds, LS13 2AL

Offers In The Region Of £350,000



- Three/four bedrooms
- Large dorma style detached bungalow
- Spacious breakfast kitchen
- Three reception rooms
- Separate utility room and store
- Great garden room
- Ample off street parking
- Extremely private location

Hunters are delighted to offer this individually designed family sized **DETACHED DORMA STYLE BUNGALOW** in a quiet position, accessed from a private road. The property is a hidden gem and will strongly appeal to a couple or a family. It boasts **GREAT POTENTIAL** and with modernising, would make an amazing home for its new owners.

Well loved by the current owner and can be used as either a **FOUR BEDROOMED** home with dorma type windows or as a **THREE BEDROOM** with a separate study/home office on the ground floor. There is a great sized **SITTING ROOM** leading to a lovely **GARDEN ROOM** and a **LIVING ROOM** which is open to the **DINING ROOM**. From the central hallway, doors access the **DOWNSTAIRS BEDROOMS**, **SHOWER ROOM/BATHROOM** and the **BREAKFAST KITCHEN** and **UTILITY ROOM**. Also from the central hall, a staircase rises to the first floor level, which has two further **BEDROOMS** and a separate large storage space.

Outside the property is a delightful wrap around garden with lots of flowers and shrub variety as well as mature trees and ample **OFF ROAD PARKING** for multiple cars with outhouse style **GARAGE**.

LIVING ROOM

12'1" x 11'11" (3.69 x 3.62)

KITCHEN/BREAKFAST ROOM

12'6" x 10'0" (3.82 x 3.06)

UTILITY ROOM

10'6" x 9'6" (3.20 x 2.90)

HALLWAY

SITTING ROOM

13'7" x 11'9" (4.16 x 3.59)

DINING ROOM

9'11" x 9'3" (3.02 x 2.81)

GARDEN ROOM

22'4" x 10'4" (6.81 x 3.15)

BEDROOM ONE

12'1" x 11'11" (3.69 x 3.64)

BEDROOM TWO/STUDY

8'11" x 8'9" (2.72 x 2.67)

BATHROOM/WC

8'10" x 8'0" (2.68 x 2.44)

BEDROOM THREE

10'0" x 8'6" (3.06 x 2.60)

BEDROOM FOUR

9'1" x 6'9" (2.76 x 2.07)

STORAGE SPACE

8'0" x 7'6" (2.44 x 2.29)



Road Map



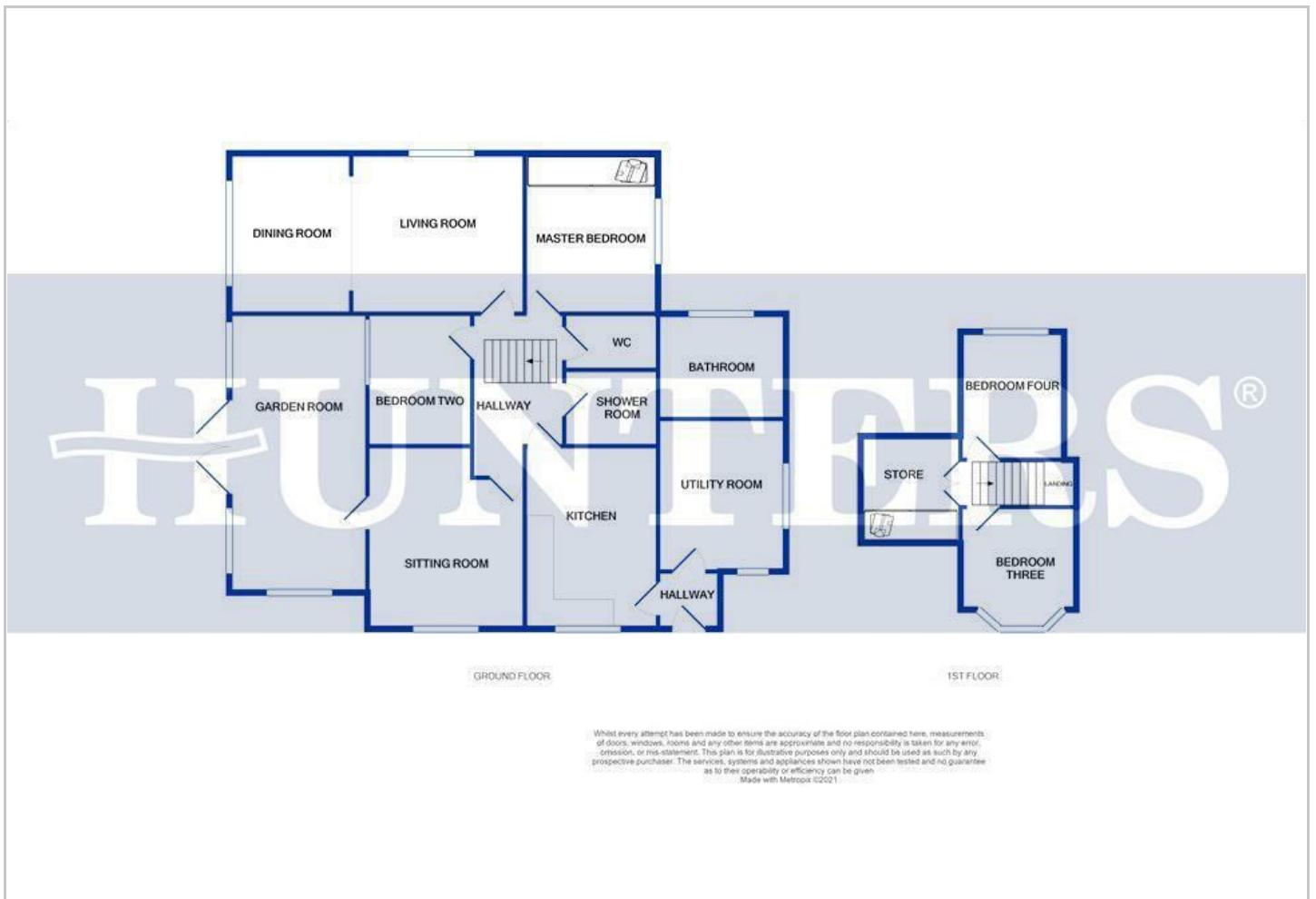
Hybrid Map



Terrain Map



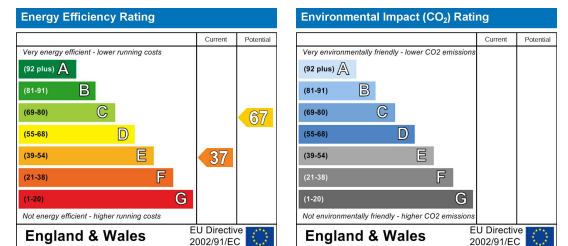
Floor Plan



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.