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Hough End Garth

Bramley, Leeds, LS13 4RS

By Auction £140,000



Council Tax: B



1 Hough End Garth

Bramley, Leeds, LS13 4RS

By Auction £140,000



- Semi detached bungalow
- No forward chain
- Two double bedrooms and potential for third
- Ready to move into accommodation
- Sure to appeal to couples and downsizers
- Double garage and driveway
- Fantastic sized corner plot
- Popular residential location

FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £140,000* BIDDING CLOSES 30 JULY AT 2.30PM * FEES APPLY

Occupying a wonderful sized corner plot on a popular residential development in Bramley, this TWO BEDROOM SEMI DETACHED DORMER BUNGALOW is offered to the market with NO FORWARD CHAIN and is sure to appeal to a range of buyers in particular COUPLES AND DOWNSIZERS. Some remedial work required on the property. Featuring ready to move into accommodation throughout, there is potential to easily create three bedrooms, extend to the rear and side which would accommodate modern family living (subject to the relevant planning permission) and externally there are fully enclosed MATURE GARDENS to three sides, TWO DRIVEWAYS allowing ample off street parking and a DOUBLE GARAGE. Early viewing is highly advised to fully appreciate the potential this great home has to offer.

To view the auction site, go to [Hunters.com/Auctions](https://www.hunters.com/auctions) select on the Auctions tab and from the drop down menu select Current Online Auctions.

With the benefit of GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: PORCH leading to the ENTRANCE HALLWAY which has stairs rising to the first floor. The LIVING ROOM is a generous size and has a large front window which allows plenty of natural light, there is also a gas fire with surround and hearth. The KITCHEN has a range of low level storage units with space for appliances and a useful pantry. The DINING ROOM opens from the hallway for an open plan feel and could easily be converted to a third bedroom.

BEDROOM TWO is located on the ground floor and is a double sized room which overlooks the garden. To the first floor, BEDROOM ONE is a brilliant sized double room which has fitted wardrobes with sliding doors, access to plenty of eaves storage and also access via a pull down ladder to the loft space for storage purposes. The BATHROOM has a three piece suite with corner bath and overhead electric shower, heated towel rail and storage cupboard.

Externally, the property occupies a fantastic sized corner plot which is fully enclosed by fencing. There are multiple seating areas, perfect for relaxing and a huge variety of beautiful plants and borders. There is a DRIVEWAY to the front with double metal gates and to the rear, there is a DOUBLE GARAGE with light and power and a DOUBLE DRIVEWAY.

The location of the property is ideal for commuting to both Leeds and Bradford via Bramley railway station which is located within 0.5 miles from the property. The Leeds ring road is also only located within 0.5 miles and there are a range of shops and amenities, including a supermarket within 1 mile from the address.

Tel: 0113 257 6198

PORCH

4'3" x 3'3" (1.3m x 1m)

HALLWAY

KITCHEN

10'5" x 7'6" (3.2m x 2.3m)

LIVING ROOM

14'5" x 9'10" (4.4m x 3m)

DINING ROOM

8'10" x 7'6" (2.7m x 2.3m)

BEDROOM TWO

11'9" x 11'1" (3.6m x 3.4m)

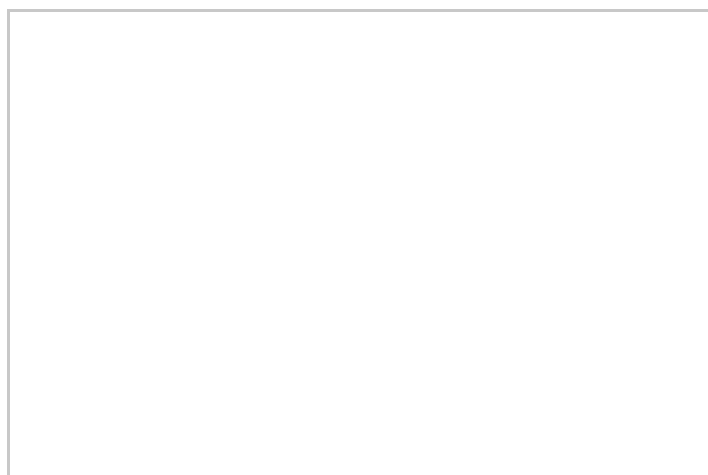
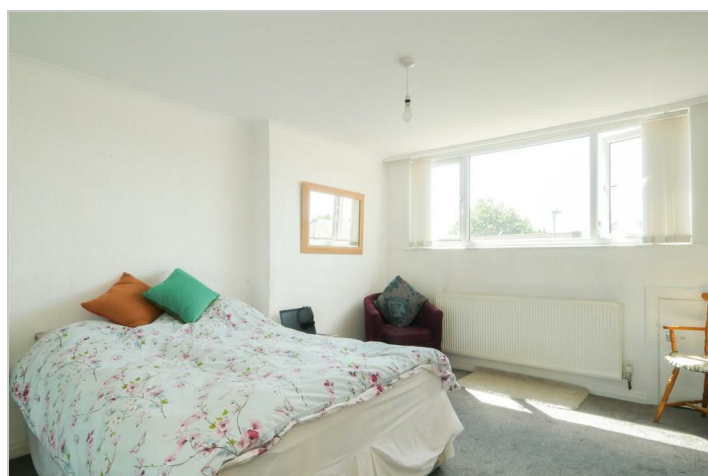
LANDING

BEDROOM ONE

16'0" x 11'1" (4.9m x 3.4m)

BATHROOM

8'10" x 6'2" (2.7m x 1.9m)



Road Map



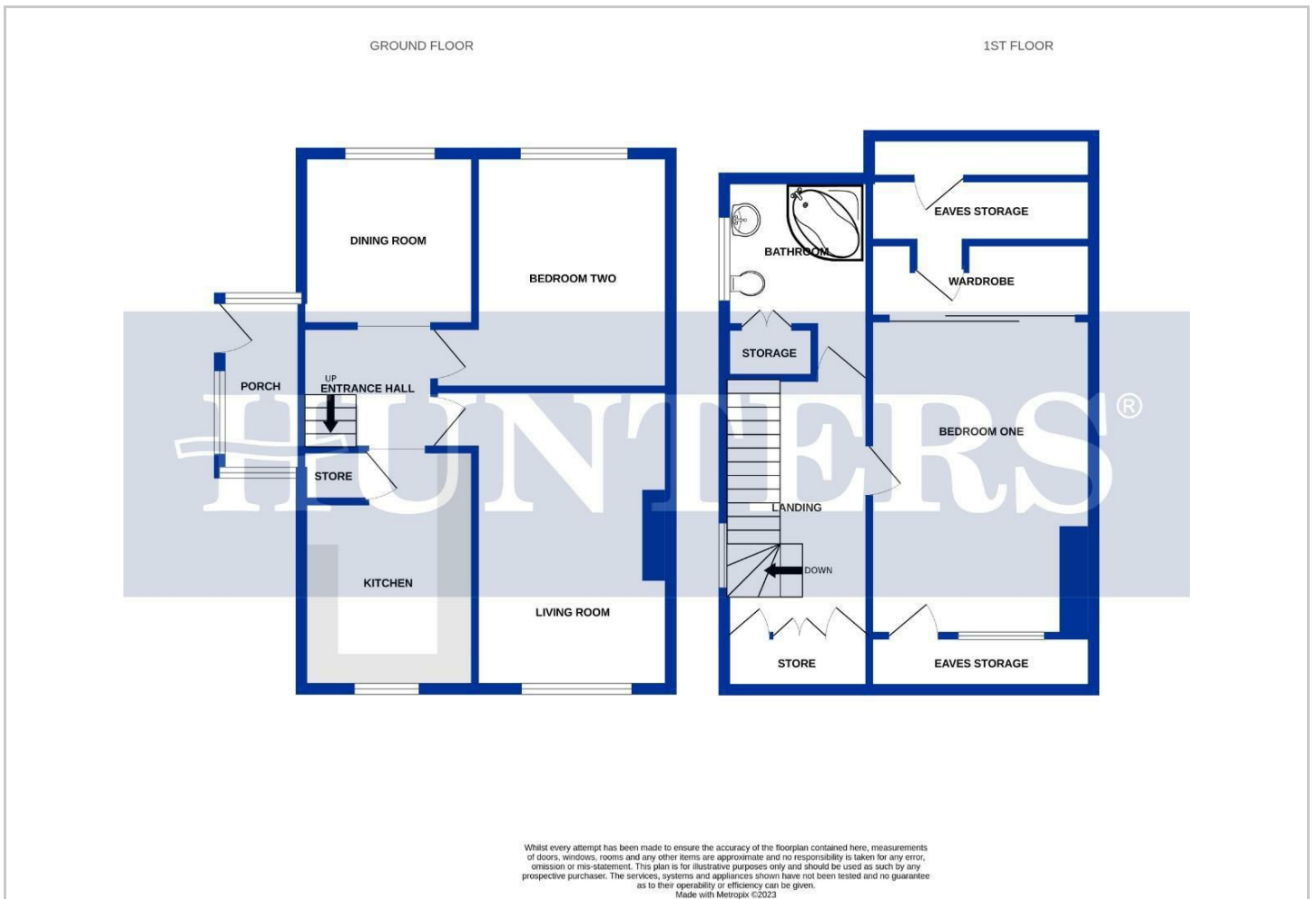
Hybrid Map



Terrain Map



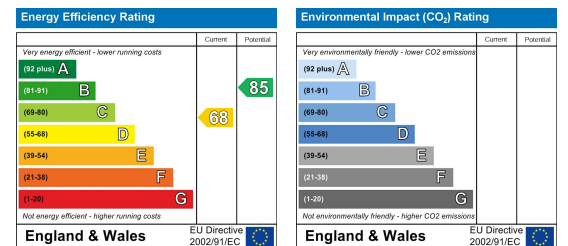
Floor Plan



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.