

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



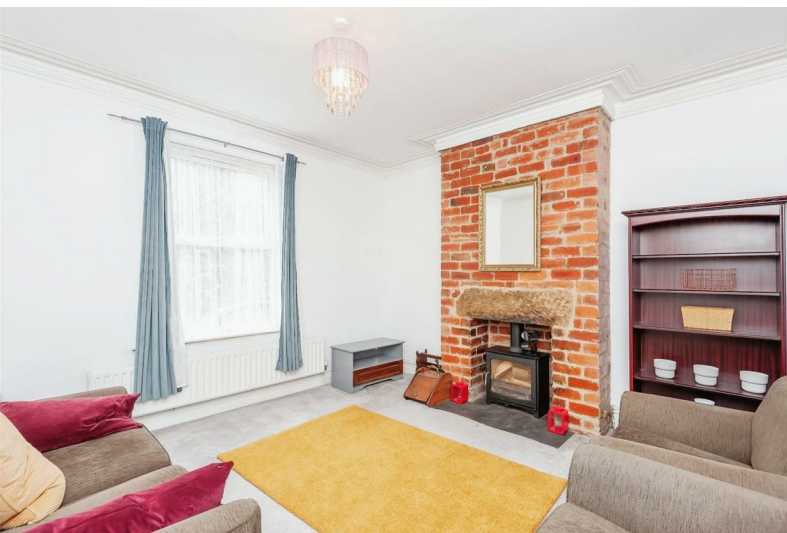
## Westover Road

Bramley, Leeds, LS13 3PG

Offers In The Region Of £270,000



Council Tax: B



# 64 Westover Road

Bramley, Leeds, LS13 3PG

## Offers In The Region Of £270,000



- Stone terraced property
- Immaculate condition
- Stunning High ceilings
- Beautiful Park views
- Wood-burning stoves
- Modern kitchen with dining space
- Four double bedrooms
- Two well-appointed bathrooms
- Potential to convert the cellar to habital accommodation
- C4 zoned multi let consent

This immaculate STONE terraced property has FOUR DOUBLE SIZED BEDROOMS and offers spacious living with high ceilings, beautiful views of the PARK and modern amenities, perfect for families and couples. Plus potential to convert the cellar rooms into habital living accommodation.

We are delighted to present this immaculate STONE terraced property, with views over Bramley Park, perfect for families, couples, or sharers. With its high ceilings and beautiful views, this property offers a unique living experience and has further potential to convert the cellar rooms into habitable living accommaodation and it has C4 Zoned multi let consent.

Upon entering the property, from the porch, you will be greeted by the spacious ENTRANCE HALL and separate LIVING ROOM. The room boasts a charming fireplace and a wood-burning stove, creating a cosy atmosphere. The high ceilings further enhance the sense of space and elegance. The modern KITCHEN/DINER is equipped with all the necessary appliances and features a dining area, ideal for family living, ensuring a contemporary and stylish living space. From the HALLWAY a door leads down to the Cellar rooms, with have access to the front garden and Cellar one has a wood burner also. These rooms are perfect for storage/workshop or could be converted to amazing habitable rooms or garden flat. The property comprises FOUR DOUBLE bedrooms, each offering a spacious and naturally lit environment. Bedroom one at the rear benefits from a wood-burning stove and offers delightful views of the park. Bedroom two is spacious with a wood burning stove. On the second floor Bedroom three features a large dormer window with views over the park and bedroom four is a double with a Velux type window. There are two WELL APPOINTED bathrooms in the property. Bathroom one on the first floor, offers a bath with an overhead shower and quality tiling. Bathroom tow on the second floor, features a walk-in shower, a vanity sink, and a toilet, all finished with exquisite tiling.

Additional benefits of this property include multiple cellar rooms, providing fantastic storage or workshop space, with access to the garden. The front garden is private and features a gravelled patio, perfect for alfresco dining with views of the park. Unrestricted on-street parking is available on Westover Road. Situated in an urban area with strong local community connections, this property also benefits from its proximity to public transport links, including Bramley railway station and local amenities. Nearby parks and cycling routes offer opportunities for outdoor activities.

Don't miss the chance to own this stunning property with its unique features and no chain involved. Contact us today to arrange a viewing!

Tel: 0113 257 6198

## PORCH

## ENTRANCE HALL

## LIVING ROOM

13'5" x 13'5" (4.11 x 4.09)

## KITCHEN/DINER

13'8" x 11'10" (4.19 x 3.61)

## CELLAR ONE

17'8" x 13'8" (5.41 x 4.17)

## CELLAR TWO

12'2" x 10'9" (3.71 x 3.30)

## BEDROOM ONE

13'8" x 12'0" (4.19 x 3.66)

## BEDROOM TWO

12'2" x 10'9" (3.71 x 3.30)

## BEDROOM THREE

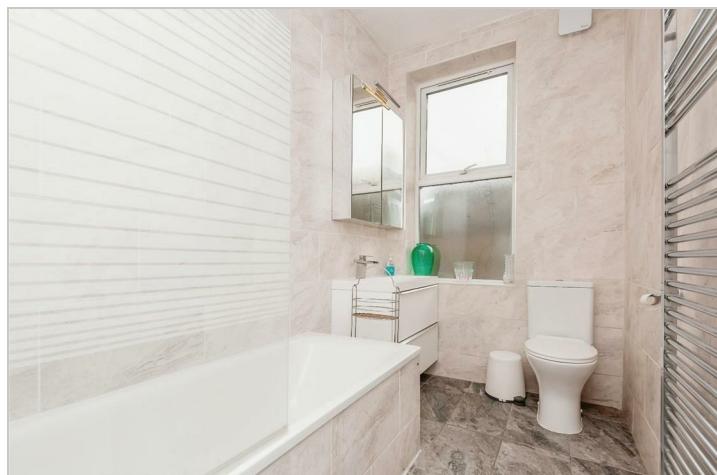
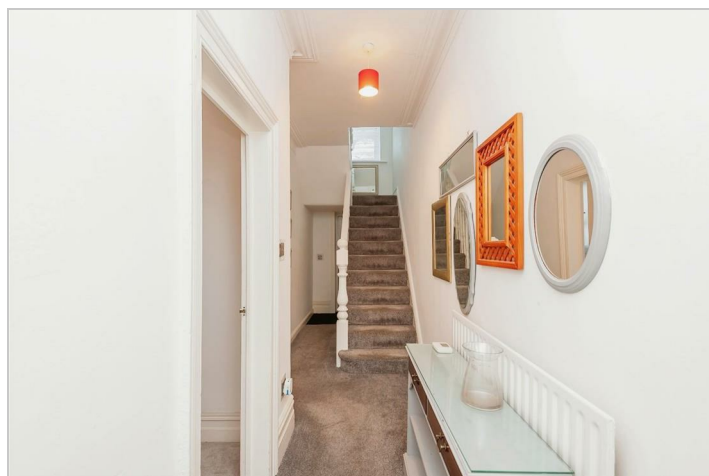
11'10" x 10'9" (3.61 x 3.28)

## BEDROOM FOUR

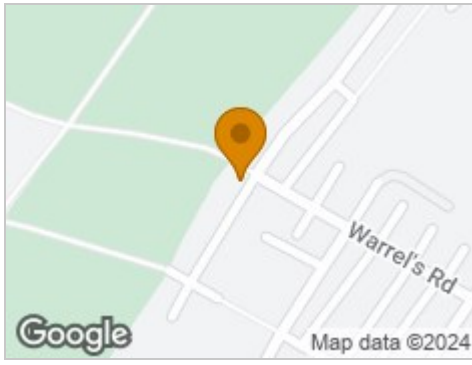
12'0" x 10'0" (3.66 x 3.07)

## BATHROOM ONE

## BATHROOM TWO



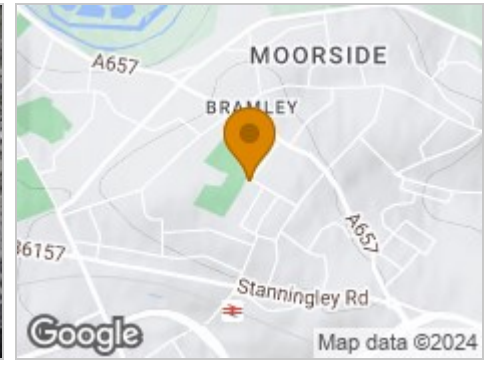
## Road Map



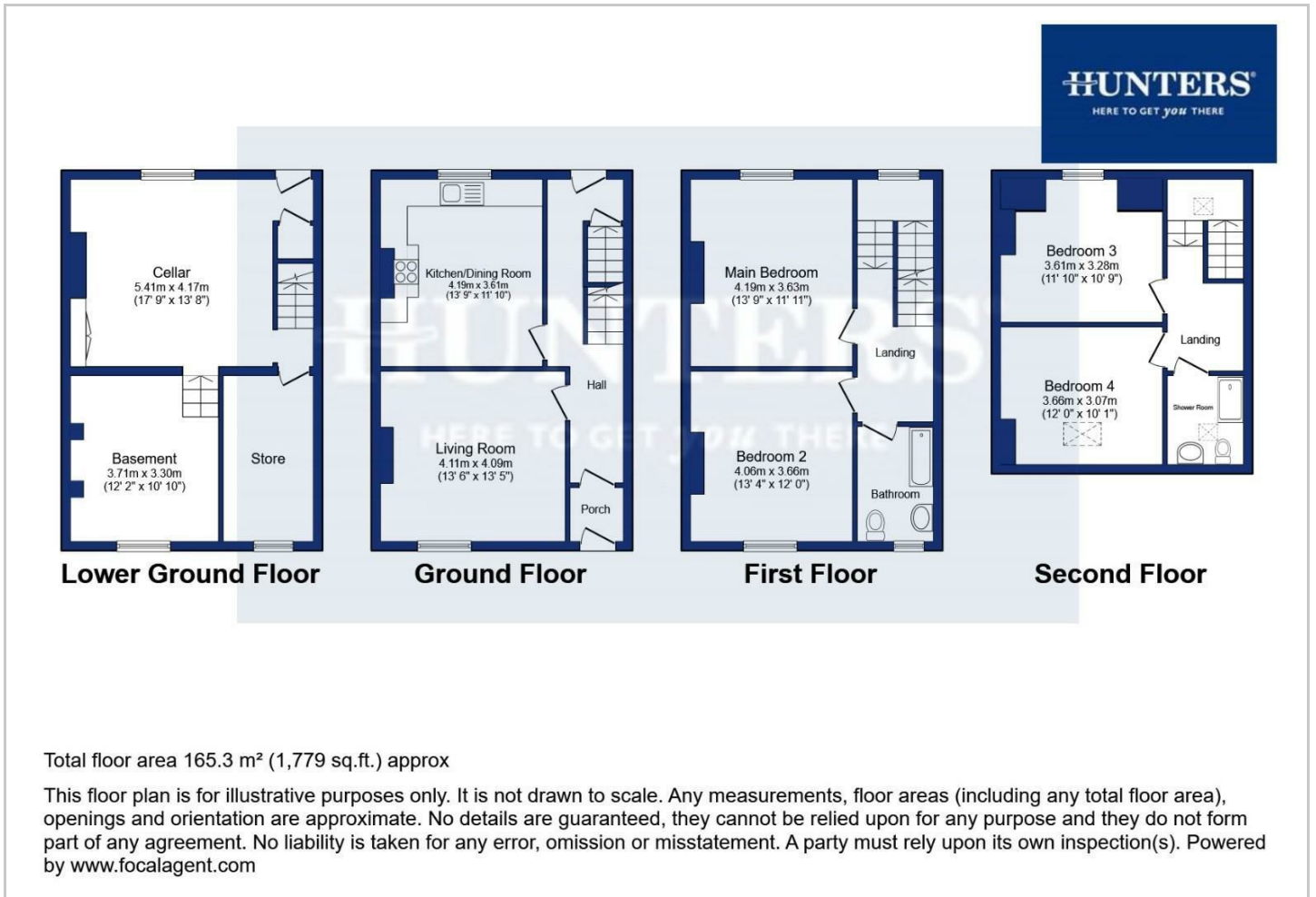
## Hybrid Map



## Terrain Map



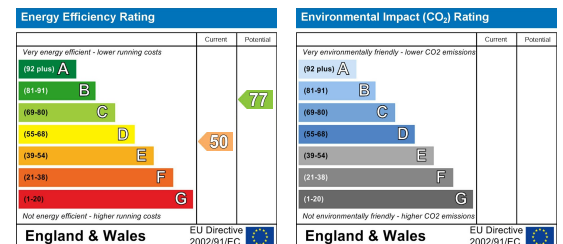
## Floor Plan



## 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.