

HUNTERS[®]

HERE TO GET *you* THERE



Moorfields

Bramley, LS13 3JZ

£225,000



Council Tax: B



22 Moorfields

Bramley, LS13 3JZ

£225,000



- Charming terraced property in good condition
- Welcoming reception room with high ceiling
- Modern kitchen/diner with integrated appliances
- Two generously sized double bedrooms
- Modern bathroom with built-in storage
- Some original features
- Convenient pantry and storage cellar
- Close to parks, schools, and amenities
- Lovely garden and on-street parking

A charming terraced property with some original features in a sought-after area, this home offers a comfortable lifestyle with unique features, including high ceilings, original wood floors, a modern kitchen, two double bedrooms, a contemporary bathroom, a lovely garden, and convenient amenities nearby.

Located in a sought-after area, this charming STONE terraced property in good condition is now available for sale. Ideal for families, couples, or sharers, this home offers a comfortable lifestyle with its convenient layout and unique features.

The property boasts a welcoming LIVING room with high ceilings, original coving and original wood floors, complemented by a cast iron wood burner, creating a cosy ambiance. The modern KITCHEN/DINER includes dining space, electric hob and oven, modern storage units, integrated dishwasher, washing machine and fridge freezer, and a convenient pantry/storage area, which leads to the useful storage cellar.

Two generously sized DOUBLE bedrooms provide ample space, with the first bedroom featuring high ceilings, original wood floors, and twin front windows. The second bedroom also includes original wood floors. The contemporary bathroom is complete with built-in storage, a white suite, mains shower, and a Velux window. From the landing a pull down loft ladder provides access to a part-boarded loft.

Outside, the property benefits from a private south facing front garden with patio area and a lovely well sized open back garden and on-street parking. Situated near parks, public transport links, schools, local amenities, and walking and cycling routes, this home offers a convenient and vibrant lifestyle. Bramley Park, Bramley Fall Woods and Bramley Baths are all in close proximity. Close to shops and with a strong local community, this property is a must-see.

LIVING ROOM

16'0" x 12'8" (4.88 x 3.87)

KITCHEN/DINER

12'10" x 12'6" (3.93 x 3.82)

CELLAR

16'0" x 8'1" (4.88 x 2.48)

BEDROOM ONE

12'3" x 11'9" (3.75 x 3.59)

BEDROOM TWO

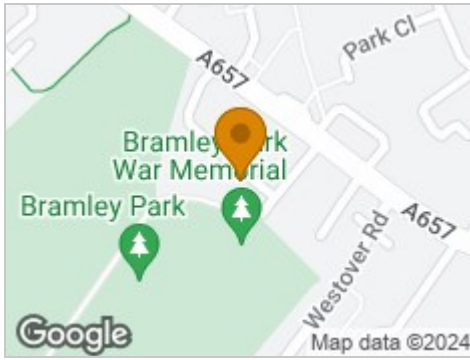
11'10" x 9'1" (3.62 x 2.77)

BATHROOM

9'3" x 5'11" (2.83 x 1.82)



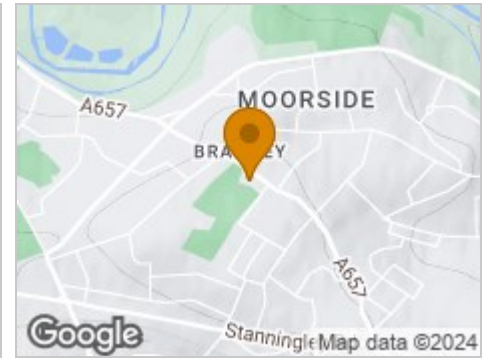
Road Map



Hybrid Map



Terrain Map



Floor Plan

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Lower Ground Floor

Cellar
4.88m x 2.48m
(16' 0" x 8' 2")

Ground Floor

Kitchen
3.93m x 3.82m
(12' 11" x 12' 6")

Living Room
4.88m x 3.87m
(16' 0" x 12' 8")

First Floor

Bedroom 2
3.62m x 2.77m
(11' 11" x 9' 1")

Bedroom 1
3.75m x 3.59m
(12' 4" x 11' 9")

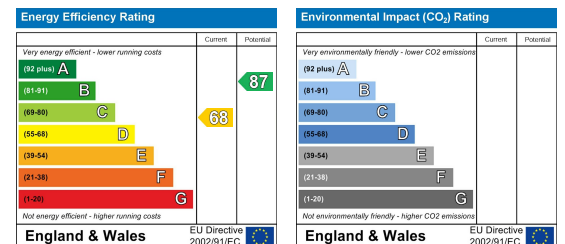
Total floor area 82.8 m² (891 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.