

# HUNTERS<sup>®</sup>

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## Hough Tree Terrace

Bramley, Leeds, LS13 4HS

£185,000



Council Tax: A



# 1 Hough Tree Terrace

Bramley, Leeds, LS13 4HS

£185,000



- End stone terraced
- Two spacious double bedrooms
- Paved and gated front garden
- Modern bathroom with heated towel rail
- Cosy living room with fireplace
- Well-equipped kitchen with storage units
- Basement room currently used as gym
- Ample on-street parking
- Door step of conservation area

A charming end of terrace property over four floors and in great condition, located in a vibrant area with public transport links and green spaces, perfect for couples or sharers looking for a new home with two spacious double bedrooms, a modern bathroom, cosy reception room, well-equipped kitchen, garden, basement room, and ample storage space.

This charming end STONE terrace property is in a great condition and located in an area that boasts public transport links, green spaces, walking and cycling routes, access to commuting links, and is on the doorstep of the post hill conservation. The strong local community adds to the welcoming atmosphere of the neighbourhood. The property is perfect for couples or sharers looking for a new home.

The house is over four floors with a 92.4m<sup>2</sup> floor area, and comprises of TWO spacious double bedrooms. Bedroom one has a large window that fills the room with light, while bedroom two benefits from a gable and skylight window, and a delightful cast iron feature fireplace. The BATHROOM is spacious and modern and complete with a heated towel rail, a white suite, a tiled floor, and an electric shower over the bath. A combination boiler powers the central heating system, with radiators throughout giving instant hot water.

The cosy LIVING room is a lovely place to relax, with a fireplace and wooden surround, twin front windows, original ceiling coving, and a living flame gas fire. The KITCHEN is well-equipped, with plenty of storage units/worktops, and space for an undercounter fridge, freezer and a cooker. There is also plumbing for an undercounter dishwasher.

Unique features of this property include a stone paved GARDEN and the cellar is currently used as a gym, making this property even more attractive with additional storage space. The PVC double glazing ensures the property is warm and quiet. The cellar utility room provides has space for the washer and additional storage.

The property is within 2 miles of Pudsey Centre and within 1 mile of Morrisons and Bramley Railway station. The property also comes with a paved and gated front garden and ample on-street parking. This is a truly desirable property, with a lot to offer. Don't miss out on this fantastic opportunity!

Tel: 0113 257 6198

## BASEMENT 1

13'6" x 11'2" (4.12m x 3.41m)

## BASEMENT 2

10'4" x 6'5" (3.17m x 1.98m)

## KITCHEN

10'9" x 6'6" (3.29m x 2.00m)

## LIVING ROOM

13'10" x 13'3" (4.23m x 4.06m)

## BEDROOM ONE

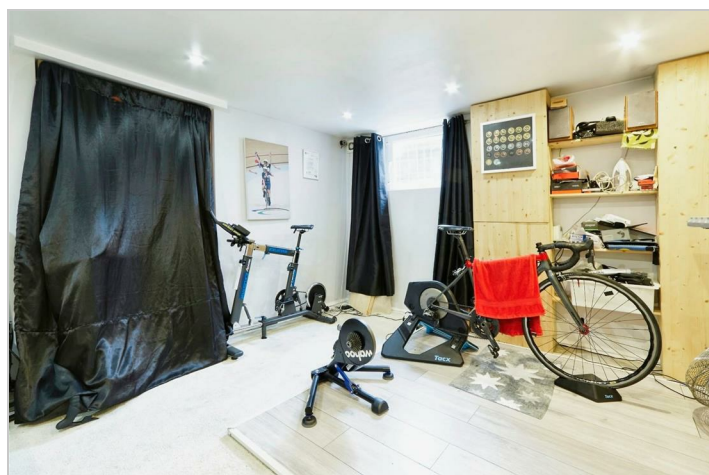
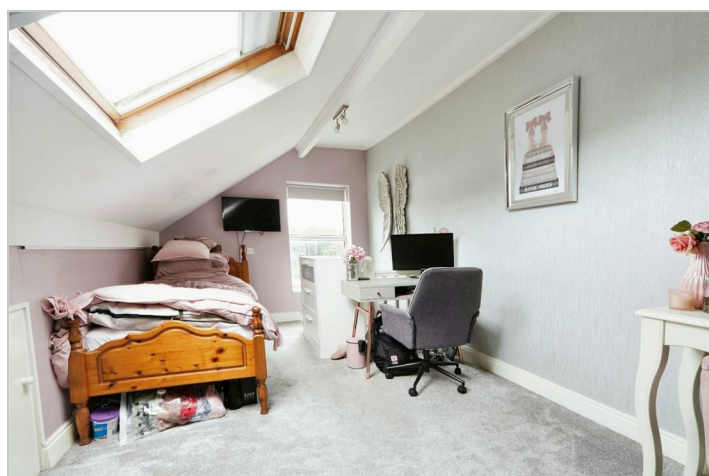
13'8" x 12'2" (4.19m x 3.73m)

## BATHROOM

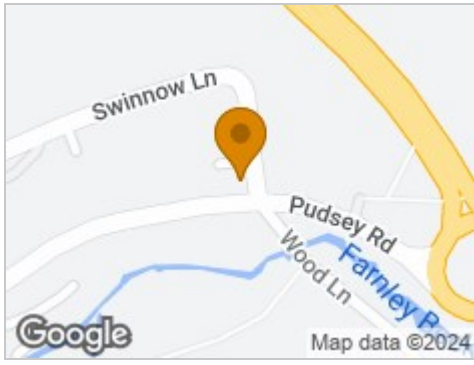
7'10" x 7'4" (2.41m x 2.25m)

## BEDROOM TWO

20'2" x 9'5" (6.16m x 2.88m)



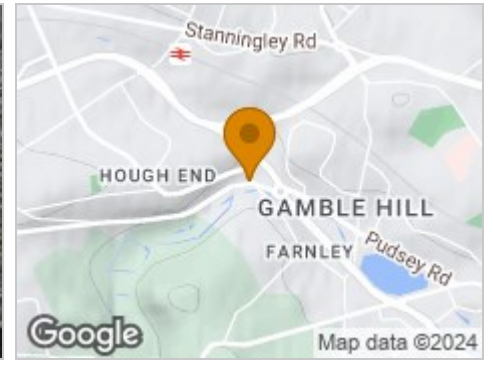
## Road Map



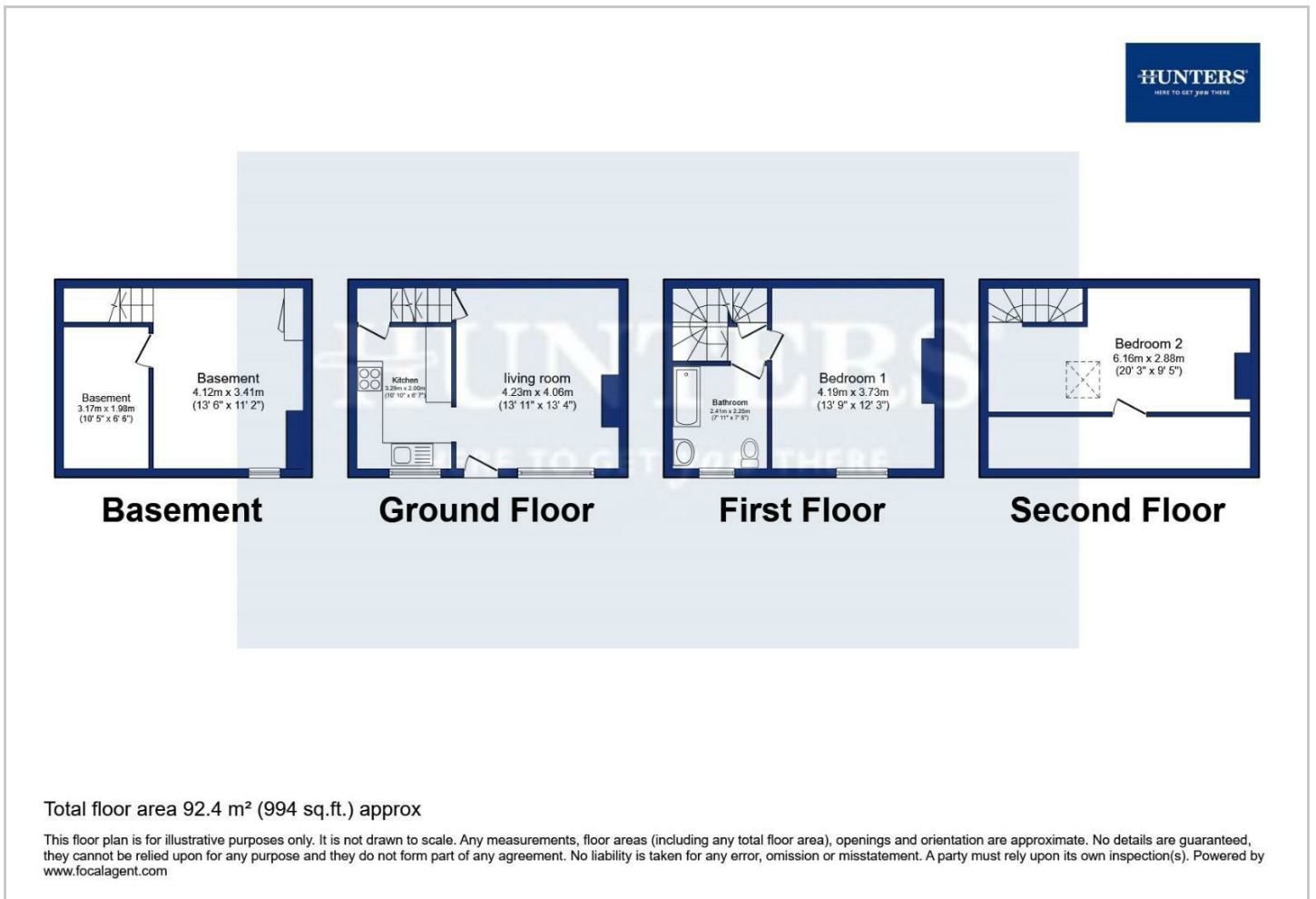
## Hybrid Map



## Terrain Map



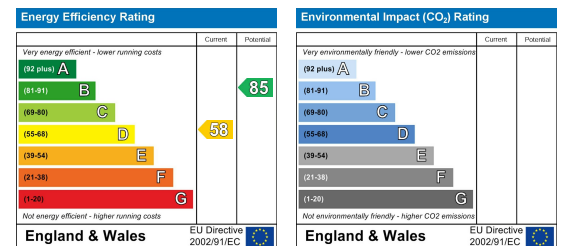
## Floor Plan



## 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.