

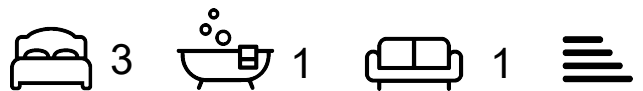
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Green Hill Road**  
Bramley, Leeds, LS13 4AN

**£229,999**



Council Tax: C



# 122 Green Hill Road

Bramley, Leeds, LS13 4AN

£229,999



- Three-bedroom detached home
- Separate living room
- Well-equipped kitchen/diner
- Dining space included
- Lower floor garage/store
- Ample rear parking available
- Gas central heating
- PVC double glazed windows
- Great commuting links
- No chain involved

Welcome to this delightful three-bedroom detached home that's up for sale! This property boasts a neutral decor, with potential to improve and add value. The home is perfect for families, couples, or sharers looking for a peaceful abode in an urban area with a strong local community and excellent commuting links to the city.

The property features a separate LIVING room with an under stairs cupboard and a charming front bow window, perfect for enjoying a quiet moment with a book or welcoming guests. The KITCHEN/DINER is a cook's delight, equipped with ample units and drawers for storage, a worktop with a sink, and a gas hob and double oven. Not to mention, it also houses a dining space, perfect for family meals or entertaining guests.

The property offers THREE bedrooms, two of which are doubles, while the third one is a single room that can also be utilized as a home office. The BATHROOM is well presented with tiled walls, a white suite, an electric shower over the bath, and a vanity-style sink.

One of the unique features of this property is the lower floor GARAGE/STORE, which offers ample storage space or a safe place to keep your car. Plus, ample rear parking is available for added convenience. The home is also fitted with gas central heating and PVC double glazed windows for your comfort and peace of mind.

The location of the property is a commuter's dream, with public transport links, cycling routes, and commuting links to the city. plus, the more than ample car parking spaces and under house garage, a unique feature that adds to the charm of this home. Come and see the potential of this lovely property for yourself!

This brick built three-bedroom detached home in a vibrant urban community features neutral decor, a cosy reception room, a well-equipped kitchen with dining space, a tiled bathroom, and a lower floor garage, all conveniently located near public transport and commuting links.

Tel: 0113 257 6198

## HALL

## LIVING ROOM

15'7" x 12'1" (4.76m x 3.69m)

## KITCHEN/DINER

15'4" x 11'0" (4.69m x 3.36m)

## LANDING

## BATHROOM

6'9" x 6'3" (2.06m x 1.93m)

## BEDROOM TWO

11'5" x 9'0" (3.48m x 2.75m)

## BEDROOM ONE

15'2" x 9'0" (4.64m x 2.75m)

## BEDROOM THREE

10'0" x 6'3" (3.06m x 1.93m)



Road Map



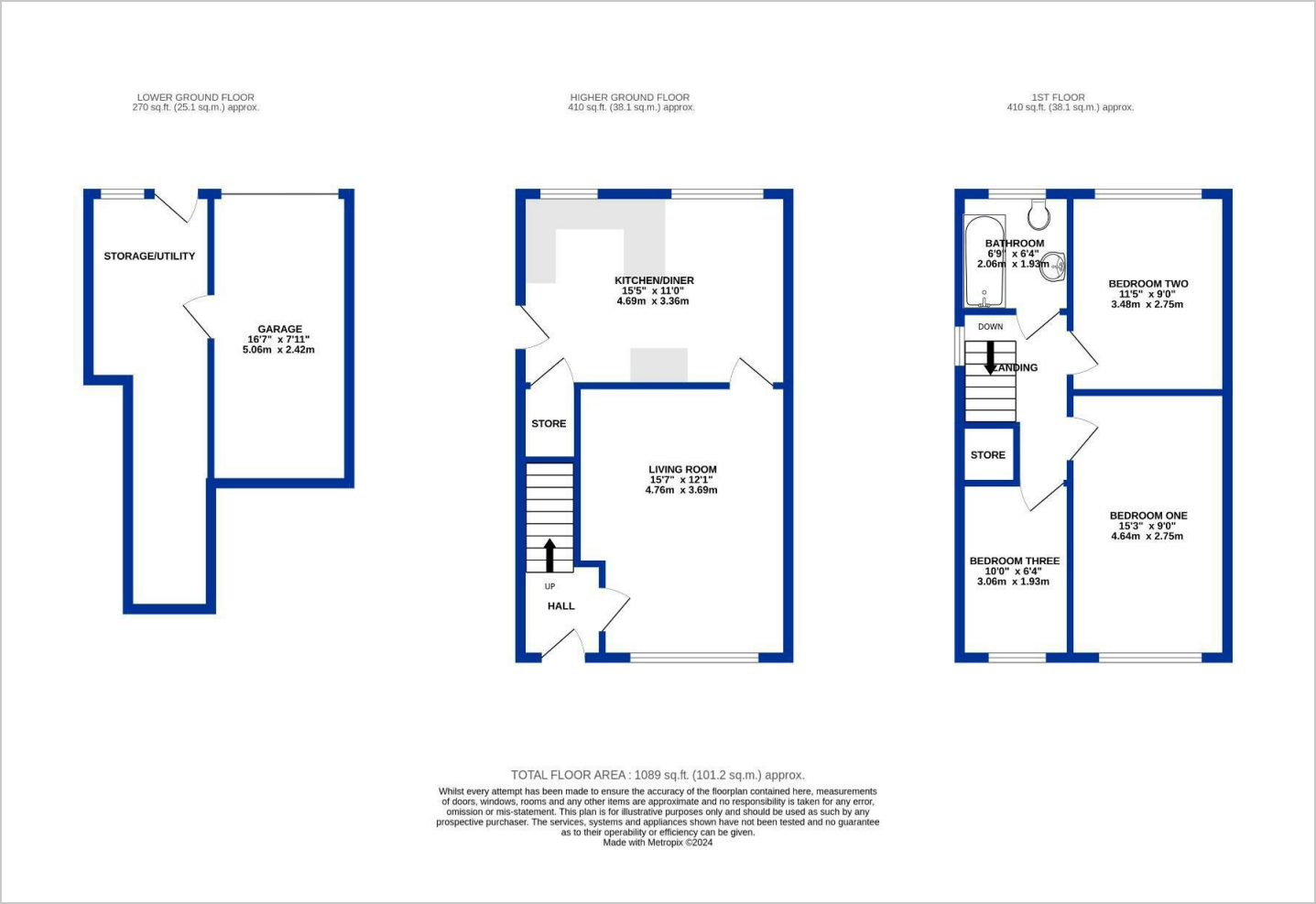
Hybrid Map



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.