

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wellstone Avenue

Bramley, Leeds, LS13 4DY

Offers In The Region Of £180,000



Council Tax: A



# 6 Wellstone Avenue

Bramley, Leeds, LS13 4DY

## Offers In The Region Of £180,000



- mature semi detached house
- Spacious double bedrooms
- Split dressing room/study
- Sleek white bathroom suite
- LED lighting in bathroom
- High gloss kitchen units
- Large rear garden
- Conservatory/dining area
- Near railway station/supermarket
- No chain is involved

This delightful semi-detached property, in good condition and for sale, features two spacious double bedrooms, a sleek bathroom, an impressive kitchen, a light-filled open-plan reception room, and a well-sized rear garden, located near public transport and local amenities, making it ideal for couples and sharers.

Welcome to this delightful semi-detached property, which is currently for sale and in good condition. This home boasts a generous two bedrooms, a single bathroom, a spacious reception room with open plan conservatory/dining room, and a kitchen. It's not just the spacious rooms that impresses, but also their quality and design.

Start with the bedrooms, each a double size and spacious. Bedroom one is a haven of tranquility, while bedroom two offers a unique split dressing room/study, complete with a built-in cupboard - a rare find!

Journey to the BATHROOM, where a sleek white suite awaits. It has tiled walls and floor, an electric shower, and LED lighting - a blend of style and functionality. The KITCHEN is equally impressive, with high gloss storage units, a gas cooker with an extractor, and a dishwasher and a washer. There's also a fridge and freezer and a unique unit with a pull-out bin.

The open-plan RECEPTION room is a showstopper with its large front window and is open to the conservatory/dining area. It's light, spacious, and perfect for entertaining or simply relaxing.

Not to be overlooked is the property's exterior. The front is fenced and gated, and the well-sized rear garden is a mix of grass, paving, and decking, complete with a brick store and a shed. Other notable features include gas CH, double glazing, and no chain involved.

Located close to public transport links, local amenities, a strong local community, cycling routes, close to a supermarket, and a railway station, this property is ideally suited for couples and sharers.

Tel: 0113 257 6198



## HALL

## LIVING ROOM

19'0" x 10'6" (5.80m x 3.22m)

## CONSERVATORY/DINING

9'10" x 9'6" (3.01m x 2.90m)

## KITCHEN

13'10" x 11'9" (4.22m x 3.60m)

## BEDROOM ONE

10'6" x 9'3" (3.22m x 2.84m)

## BEDROOM TWO

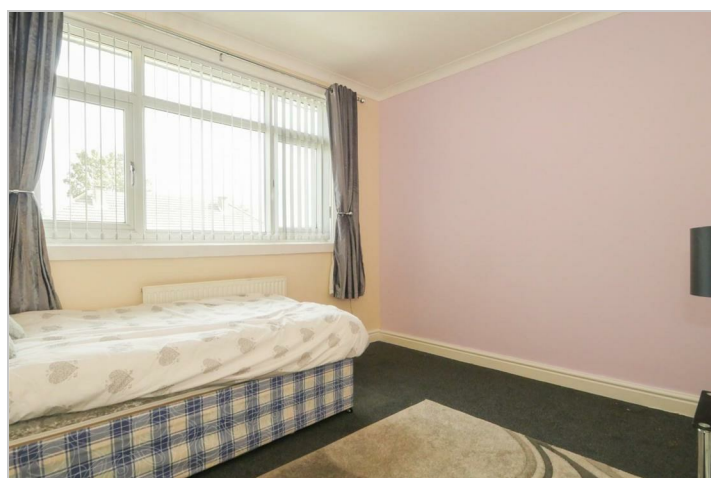
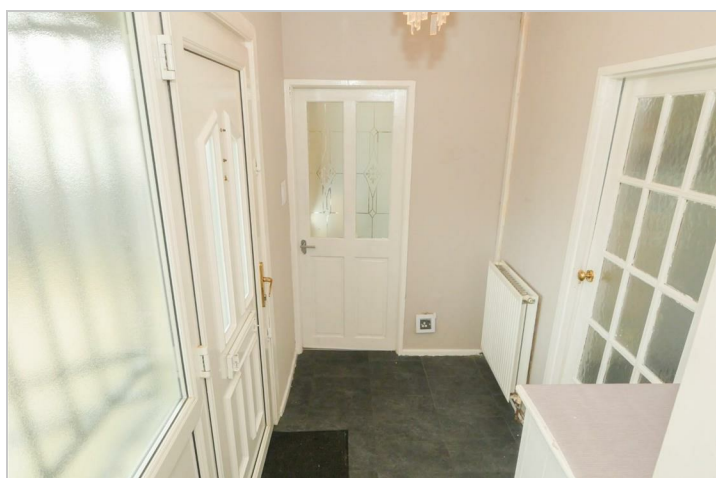
13'3" x 9'4" (4.05m x 2.85m)

## DRESSING ROOM/STUDY

9'5" x 7'6" (2.88m x 2.31)

## BATHROOM

7'11" x 5'8" (2.42m x 1.75m)



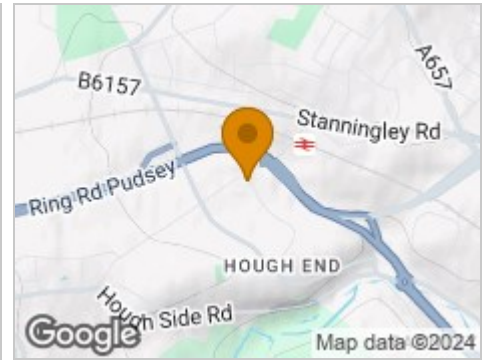
## Road Map



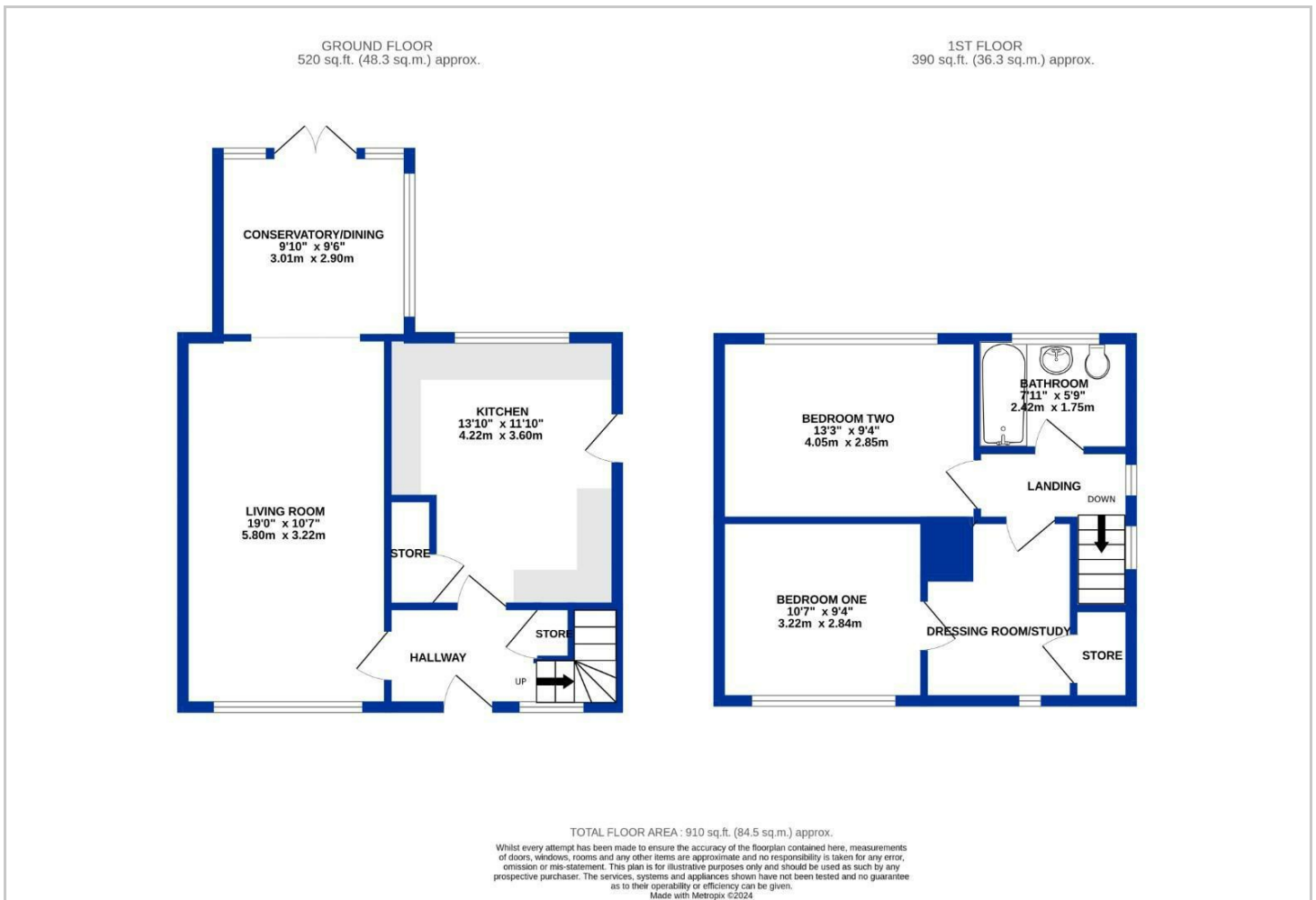
## Hybrid Map



## Terrain Map



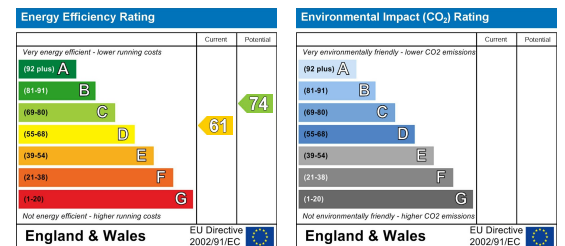
## Floor Plan



## 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.