

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westover Avenue

Bramley, Leeds, LS13 3PQ

£249,950



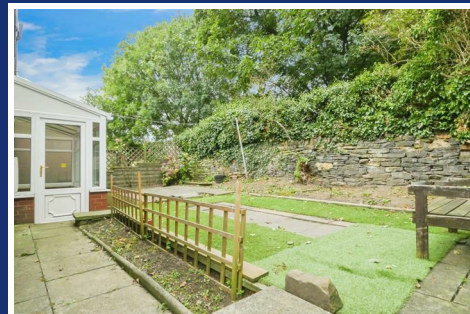
Council Tax: C



# 2 Westover Avenue

Bramley, Leeds, LS13 3PQ

£249,950



- THREE BEDROOMS
- Tranquil PARK VIEWS
- Main bedroom with EN-SUITE
- Nearby schools
- Excellent TRANSPORT links
- Local amenities
- TWO RECEPTION rooms
- Open-plan kitchen
- Quiet location
- GARAGE and conservatory

This beautifully presented semi-detached house is now available for sale. The property is neutrally decorated throughout and provides well-sized accommodation that would be ideal for families or couples.

The house comprises of THREE bedrooms, one bathroom, TWO reception rooms, and a kitchen. The first bedroom is a spacious double, complete with an EN-SUITE. The second bedroom is also a double and boasts plenty of storage space. The third bedroom is a single room, filled with natural light. It could potentially be converted into a HOME OFFICE and provides access to the loft.

The BATHROOM is large and neutrally tiled, featuring a rain shower and heated towel rail. The open-plan kitchen is a fantastic feature of this property, with tiled walls and a double oven. It also provides access to a delightful conservatory.

The residence benefits from TWO RECEPTION rooms. The first is OPEN-PLAN to the kitchen, with large windows and provides space for hosting and dining. The second reception room is SEPERATE, offering an additional space to relax and benefits from a tranquil view of the garden.

The property is double fronted and offers beautiful PARK VIEWS to the rear. It also has the added benefit of a GARAGE and conservatory extension. The property is located in a quiet area, close to public TRANSPORT links, local amenities, nearby schools, and backs onto Bramley park.

This property is rated C for energy performance and falls under Council Tax Band C. This semi-detached house with its unique features is a must-see for potential buyers.



## HALLWAY

### DINING ROOM

14'10" x 11'5" (4.54 x 3.50m)

### KITCHEN

14'6" x 6'7" (4.43m x 2.03m)

### STORE

### CONSERVATORY

13'1" x 5'9" (4.01m x 1.77m)

### LIVING ROOM

18'5" x 10'11" (5.62m x 3.34m)

### LANDING

### BEDROOM ONE

18'5" x 10'11" (5.62m x 3.34m)

### ENSUITE

7'1" x 4'4" (2.16m x 1.34m)

### BEDROOM TWO

14'10" x 10'11" (4.54m x 3.33m)

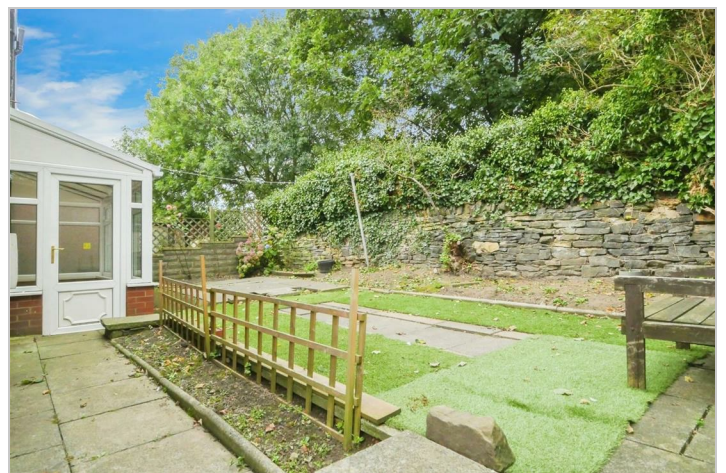
### BEDROOM THREE

8'0" x 6'7" (2.46m x 2.01m)

### SHOWER ROOM

10'11" x 6'7" (3.33m x 2.03m)

## GARAGE



Road Map



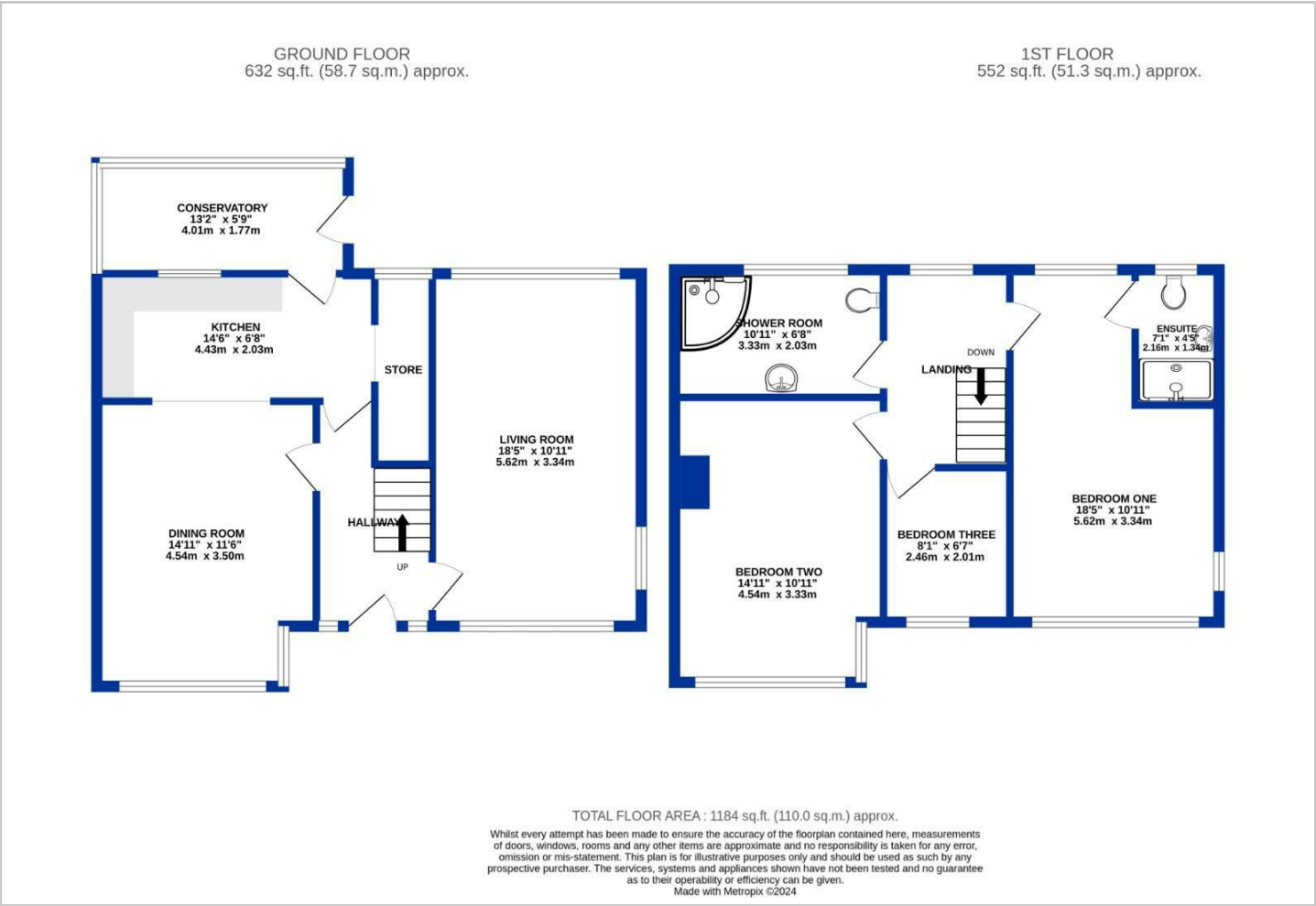
Hybrid Map



Terrain Map



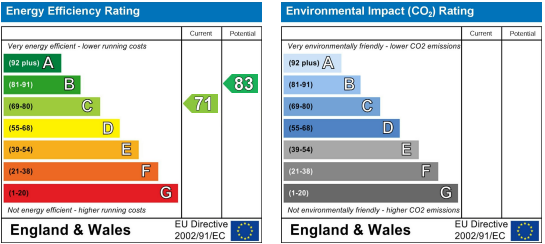
Floor Plan



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.