

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Victoria Park Grove

Bramley, Leeds, LS13 2RD

£152,500



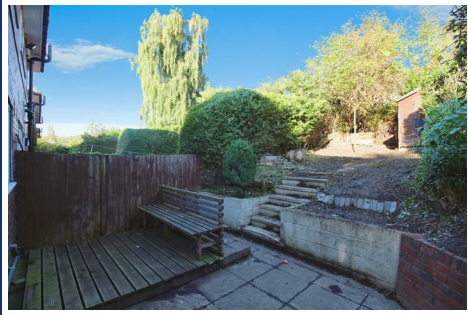
Council Tax: A



# 62 Victoria Park Grove

Bramley, Leeds, LS13 2RD

£152,500



- Charming semi-detached house
- Spacious reception room
- Built-in kitchen pantries
- Three bedrooms
- Generous garden size
- Close to public transport
- Nearby local amenities
- Potential to add value
- No chain is involved
- Off road parking

Hunters are now in receipt of an offer for the sum of £152,500 for 62 Victoria Park Grove, LS13 2RD.

Anyone wishing to place an offer on the property should contact Hunters Pudsey, 11 Church Lane, Pudsey LS28 7LD, 0113 2576198, before exchange of contracts.

This charming semi-detached house in a vibrant urban area offers three bedrooms, a spacious reception room, a practical kitchen, ample garden space, off-road parking, and excellent access to local amenities and transport links, making it an ideal, no-chain opportunity for families and couples looking to modernize and personalize their dream home

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Step right into this charming semi-detached house that's brimming with potential! Nestled within a vibrant urban area, this house is now on the market and ready for a loving touch to modernise it and make it truly shine.

Enter into a spacious reception room, where the light dances upon the laminated wood floor, creating a warm and welcoming ambience. This space is perfect for those cosy family nights in or entertaining guests. The kitchen is a delightful blend of practicality and potential. Equipped with built-in pantries, a sink & worktop, and plenty of storage units, it's ready for you to add your own personal touch.

The three bedrooms await you upstairs. Two are spacious double rooms, offering plenty of space for rest and relaxation. The third bedroom, a single, could also be transformed into a home office, perfect for those who need a dedicated workspace. The bathroom is fitted with a classic white suite, offering a touch of elegance to the property.

One of the unique features of this house is its generous garden to three sides, it's a blank canvas ripe for landscaping. It also offers off-road parking, a feature that's a real bonus in this urban area.

Another major perk of this property is its excellent location. It's close to public transport links, local amenities, and nearby schools. Plus, it's surrounded by green spaces, walking routes, and cycling routes.

This house is ideal for families and couples alike. And with no chain involved, the process could be smoother and quicker. Don't miss this opportunity to create your dream home!

All services/appliances have not and will not be tested.

Tel: 0113 257 6198

## LIVING ROOM

14'3" x 12'0" (4.36 x 3.68)

## KITCHEN

12'0" x 6'4" (3.68 x 1.95)

## BEDROOM ONE

11'2" x 9'8" (3.42 x 2.97)

## BEDROOM TWO

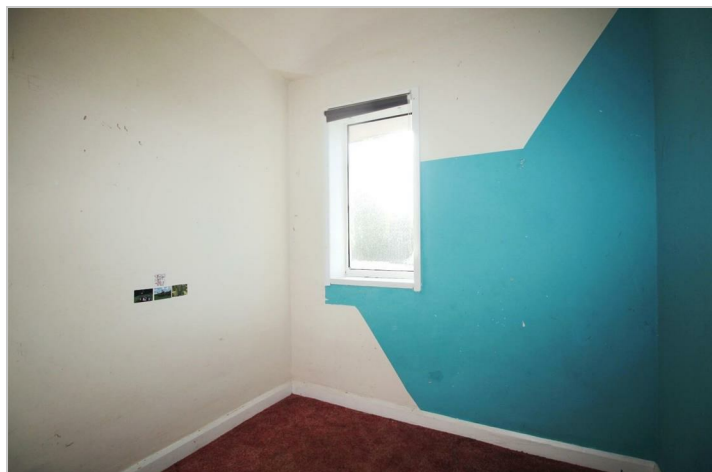
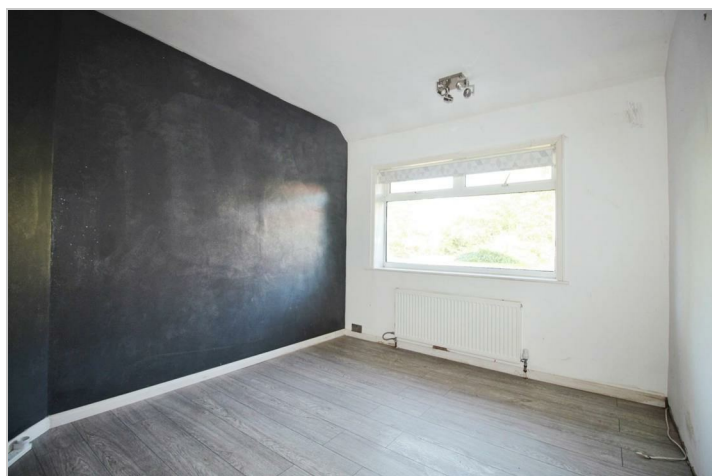
9'6" x 8'0" (2.90 x 2.44)

## BEDROOM THREE

6'7" x 6'3" (2.02 x 1.93)

## BATHROOM

6'7" x 5'10" (2.03 x 1.80)



## Road Map



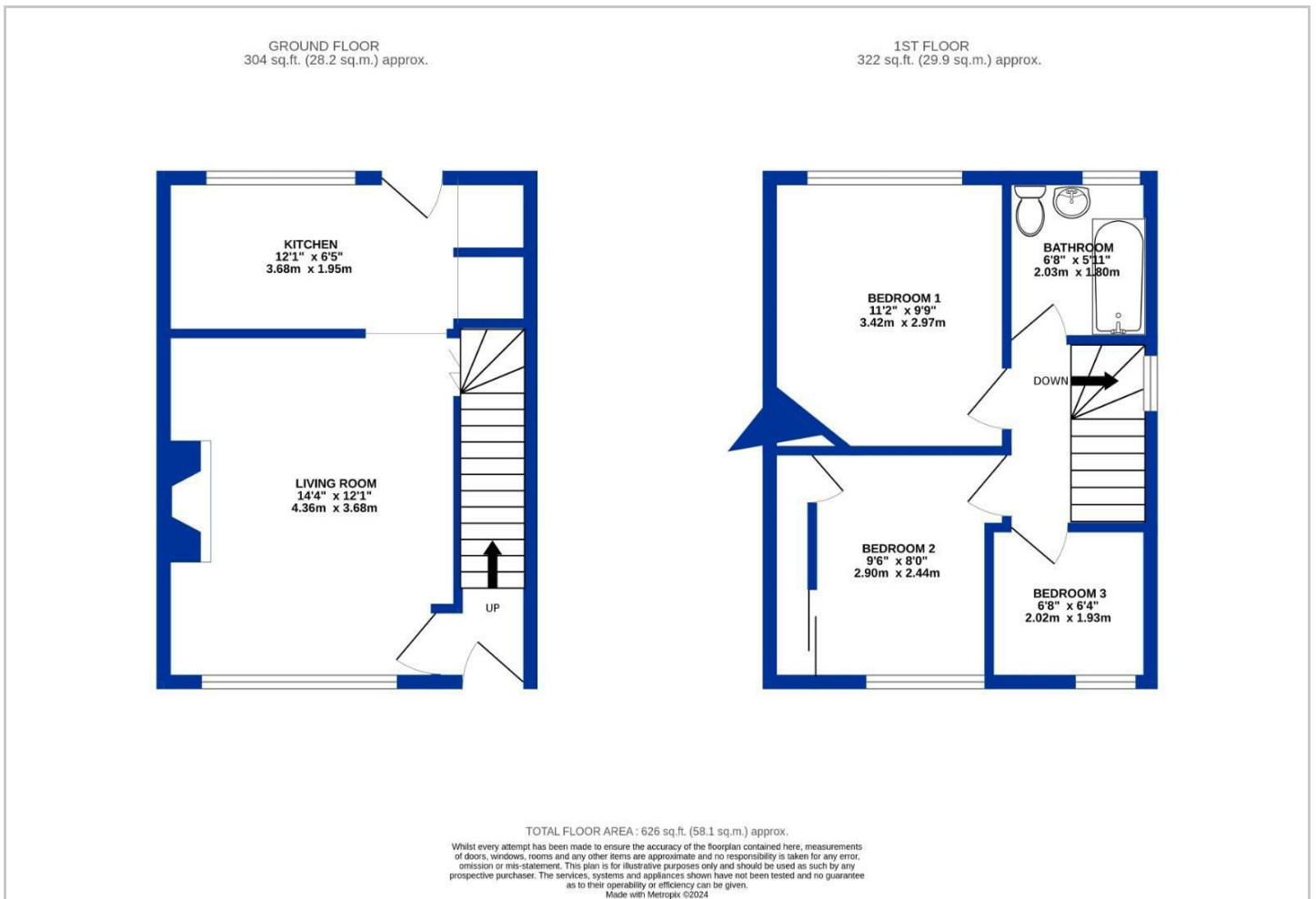
## Hybrid Map



## Terrain Map



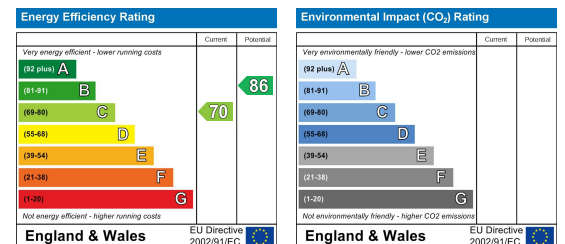
## Floor Plan



## 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.