

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Whitecote Hill

Bramley, Leeds, LS13 3LB

£249,995



Council Tax: B



# 23 Whitecote Hill

Bramley, Leeds, LS13 3LB

£249,995



- Extended semi detached
- Three lovely bedrooms
- Stunning kitchen/dining
- Modern bathroom with tiling
- Welcoming reception room
- Velux windows and bi-folding doors
- Parking for 2-3 cars
- Private enclosed rear garden
- Close to park & swimming baths

This mature extended semi-detached house in an urban area offers three bedrooms, a modern kitchen/diner, a welcoming reception room, a rear extension, ample off-street parking, and a delightful private garden, making it ideal for families and couples.

We are thrilled to present this charming semi-detached house for sale, situated in an urban area well-served by public transport links, local amenities, nearby parks, and cycling routes. This property is in good condition, ideal for families and couples alike.

This home offers **THREE** lovely bedrooms. The first two are spacious doubles, with the first boasting a front bay window. The third bedroom is a spacious single room, perfect for use as a home office. A modern **BATHROOM**, complete with a white suite, charcoal tiling, and a mixer shower over the bath, services these rooms.

A welcoming **RECEPTION** room will greet you upon entry. The front bay window lets in plenty of natural light, and the laminated wood flooring adds a touch of class. An archway leads you to the stunning **KITCHEN/DINING ROOM**, also with the same laminated flooring running through. Recently refurbished with Velux windows, bi-folding doors lead to the rear garden, and modern appliances, this kitchen is a dream come true for any home cook. Ample cream storage units and wood effect worktops provide ample storage and workspace, and there's room for a dining table, perfect for family meals.

Additionally, this house benefits from an extension at the rear, providing extra living space. Outside, there's **PARKING** for 2-3 cars, and the private rear garden is a real delight. Well-tended and fully enclosed, it's a haven for children or pets to roam free. The garden is divided into a lawned area and a patio area, perfect for family entertaining and alfresco dining. The location is close to the heart of everything local, including Bramley park and the swimming baths, the shopping centre, schools and excellent transport links to the city.

With its unique features and fantastic location, this home is sure to attract a lot of interest. Don't miss out on this wonderful opportunity.

Tel: 0113 257 6198

## ENTRANCE HALL

## KITCHEN

16'2" x 10'3" (4.93m x 3.14m)

## DINING AREA

15'0" x 8'6" (4.59m x 2.61m)

## LIVING ROOM

13'8" x 10'4" (4.19m x 3.15m)

## BEDROOM ONE

13'9" x 9'11" (4.21m x 3.03m)

## BEDROOM TWO

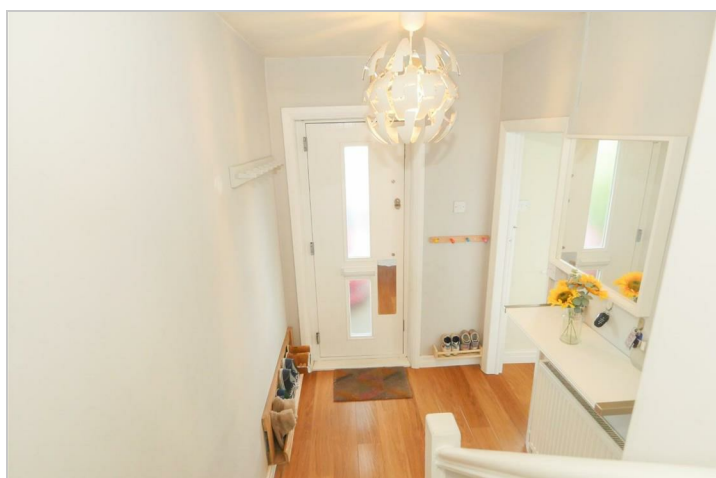
10'4" x 10'3" (3.16m x 3.13m)

## BEDROOM THREE

8'3" x 5'11" (2.52m x 1.82m)

## BATHROOM

6'1" x 5'7" (1.87m x 1.72m)



## Road Map



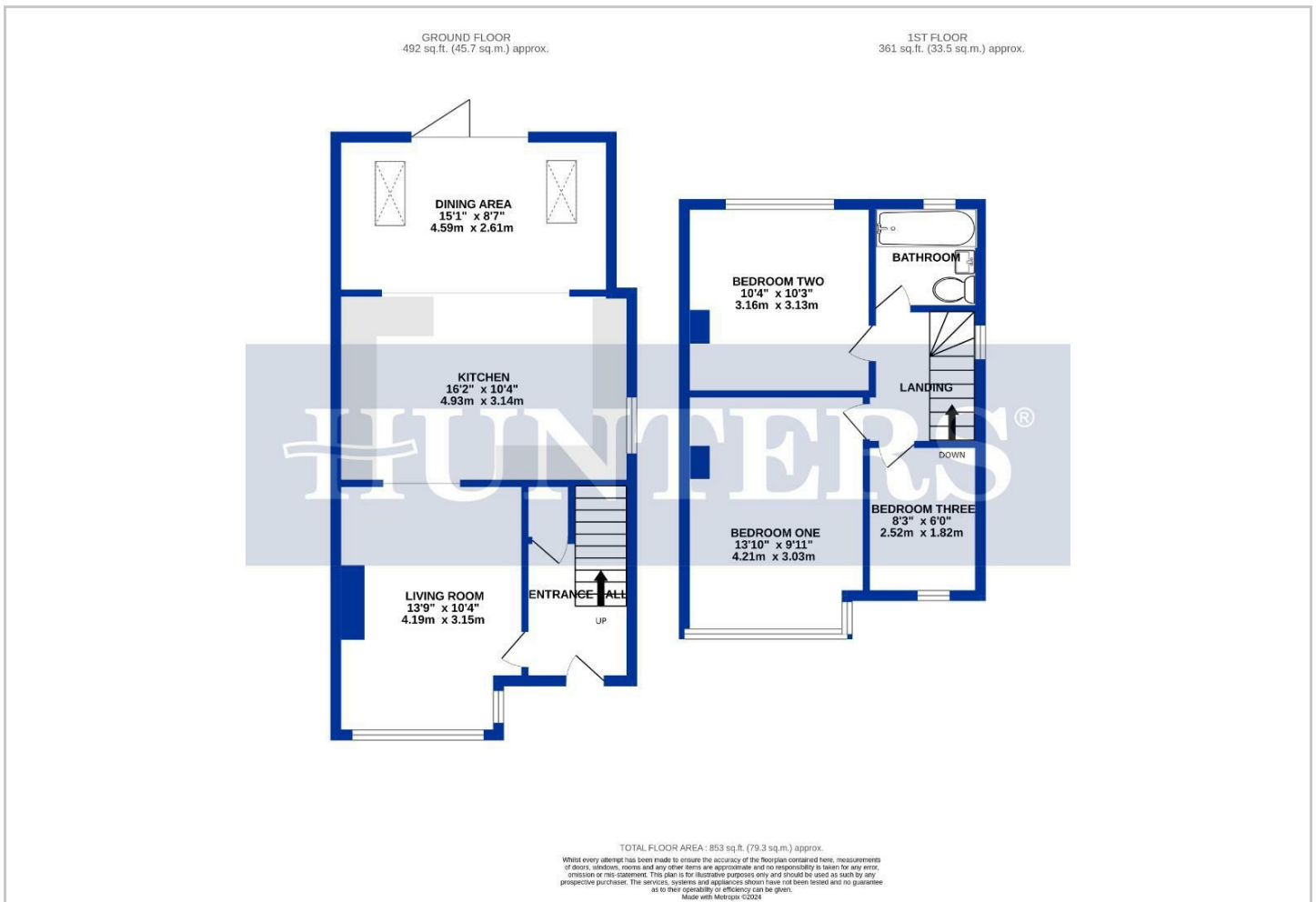
## Hybrid Map



## Terrain Map



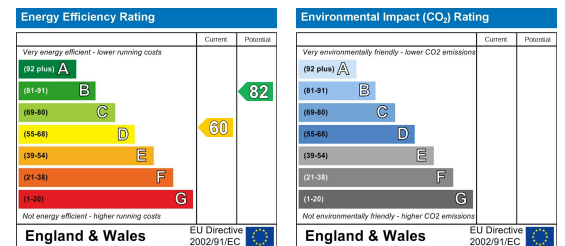
## Floor Plan



## 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.