

HUNTERS[®]

HERE TO GET *you* THERE



Nansen Place

Bramley, Leeds, LS13 3QH

Offers Over £130,000



Council Tax: A



5 Nansen Place

Bramley, Leeds, LS13 3QH

Offers Over £130,000



- Two bedroom back to back terrace
- Freshly decorated and cosmetically updated
- No forward chain
- Attention first time buyers and investors
- Two double bedrooms
- Cellar for storage
- On street parking
- Close to local amenities and excellent transport links

A great opportunity to purchase this TWO BEDROOM BACK TO BACK END OF TERRACED house situated in a convenient location in Bramley, close to local shops, amenities and excellent transport to both Leeds and Bradford via Bramley Railway Station which is within 500 metres to the property. The property has been freshly decorated with new carpets throughout and offers ready to move into accommodation throughout. Offered to the market with NO FORWARD CHAIN, the property is sure to appeal to both FIRST TIME BUYERS and BUY TO LET INVESTORS.

Having both GAS FIRED CENTRAL HEATING and DOUBLE GLAZING throughout, the accommodation briefly comprises: A spacious LIVING ROOM with electric wall mounted fire place, large front window and stairs rising to the first floor. The KITCHEN has modern fitted wall and base units with an integrated electric oven, gas hob and extractor hood and space for a fridge/freezer and washing machine. An internal door leads to the CELLAR which has light and is ideal for storage.

To the first floor, BEDROOM ONE is a brilliant sized double room with space for a double bed and furniture, there is also a built in storage cupboard. The BATHROOM has a three piece suite with an overhead electric shower, heated towel rail and large storage cupboard. Stairs from the LANDING lead to BEDROOM TWO on the second floor which is another good sized double room.

Outside, on street parking is available.

The location of the property is perfect to access Bramley park and the local shops and amenities in Bramley centre. The railway station is situated within 500 metres for commuting to both Leeds and Bradford and there are excellent bus routes 200 metres away on Stanningley road.

LIVING ROOM

13'76 x 12'71 (3.96m x 3.66m)

KITCHEN

10'68 x 5'69 (3.05m x 1.52m)

LANDING

BEDROOM ONE

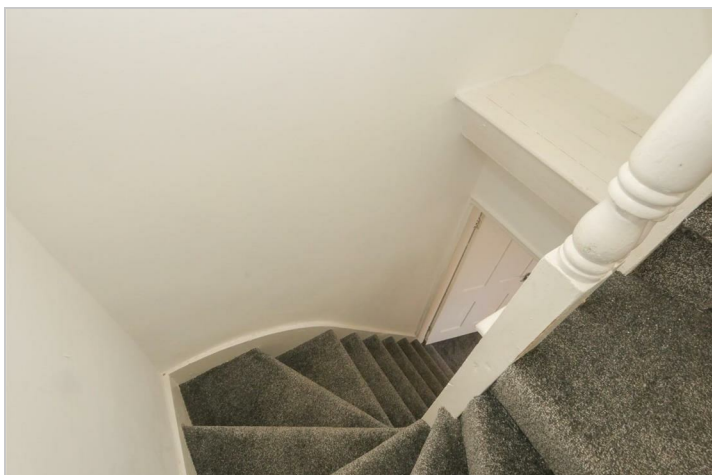
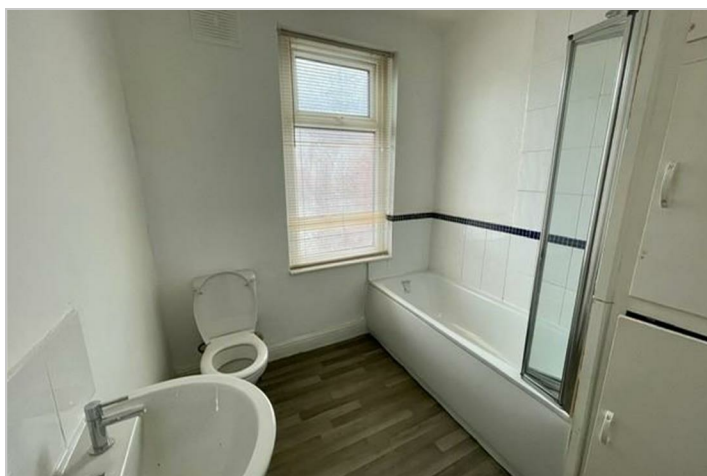
13'78 x 11'06 (3.96m x 3.51m)

BATHROOM

8'12 x 7'19 (2.44m x 2.13m)

BEDROOM TWO

18'87 x 9'96 (5.49m x 2.74m)



Road Map



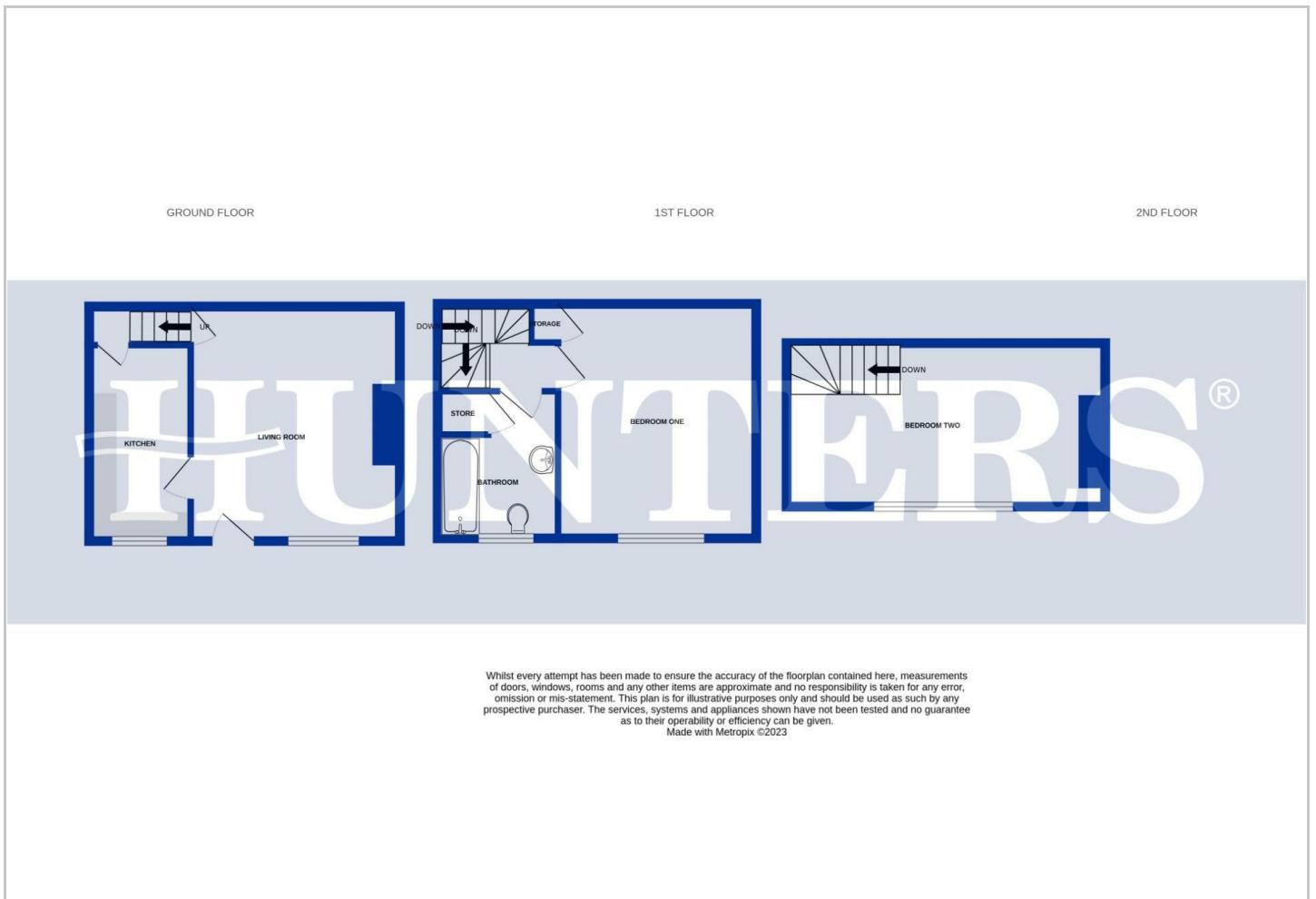
Hybrid Map



Terrain Map



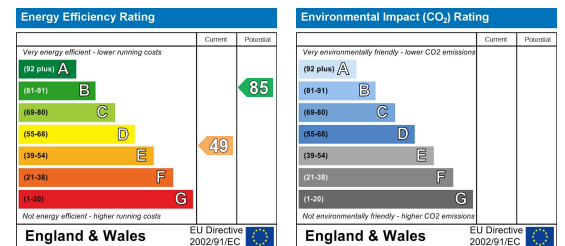
Floor Plan



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.