

HUNTERS[®]

HERE TO GET *you* THERE



Stanningley Road

Bramley, Leeds, LS13 3HZ

Offers Over £140,000



Council Tax: A



488 Stanningley Road

Bramley, Leeds, LS13 3HZ

Offers Over £140,000



- Charming terraced house
- Cosy reception room
- Fireplace in reception room
- Kitchen with appliances and integrated oven
- Dining space in kitchen
- Three lovely bedrooms
- Secure south-facing garden
- Nearby schools and parks
- Close to the Ring Road with links to M1 & M62
- Ideal for first-time buyers, couples & investors

Welcome to your next adventure! This charming terraced house is now on the market and it's just brimming with potential. Currently part-furnished, it offers a wonderful opportunity for those with an eye for improvement to create their dream home.

Upon entering, you'll be greeted by a cosy LIVING ROOM, bathed in natural light from its garden view windows. The fireplace frames the room but could be easily modernised, providing a fantastic chance to put your stamp on it.

The KITCHEN boasts plenty of storage space and an integrated oven, with white goods to stay. It's not just a kitchen, but a dining space too - perfect for family meals or entertaining friends.

Moving through the house, you'll discover THREE lovely bedrooms. Two are spacious doubles, one with fitted storage and the other also offering plenty of space for furniture, complete with bright, south-facing windows. The third bedroom is a single with the potential to be a nursery or transformed into a HOME OFFICE.

The BATHROOM is accessible and practical, featuring a walk-in shower and partially tiled walls, all underneath a frosted window that ensures privacy while letting in natural light.

Let's not forget the garden! It's secure, low maintenance, and spacious and basks in the south-facing sunshine.

Located close to public transport links, nearby schools, local amenities, parks, and the Ring Road, it's a dream for commuters and families alike. With a council tax band A, this house is ideal for first-time buyers, investors, and families. It's an opportunity not to be missed!

This charming terraced house, perfect for first-time buyers, investors, or families, features a cosy reception room, a kitchen with dining space, three bedrooms, a practical bathroom, and a south-facing garden, all located conveniently near public transport, schools, and amenities, offering a fantastic opportunity to create your dream home.

Tel: 0113 257 6198

DINING KITCHEN

16'7" x 10'9" (5.08 x 3.30m)

STORE

LIVING ROOM

13'6" x 12'9" (4.13 x 3.89m)

HALLWAY

LANDING

BEDROOM ONE

10'1" x 7'7" (3.08 x 2.32m)

BEDROOM TWO

10'1" x 10'7" (3.08 x 3.25m)

BEDROOM THREE

6'0" x 6'7" (1.84 x 2.03m)

BATHROOM

6'0" x 6'7" (1.84 x 2.01m)



Road Map



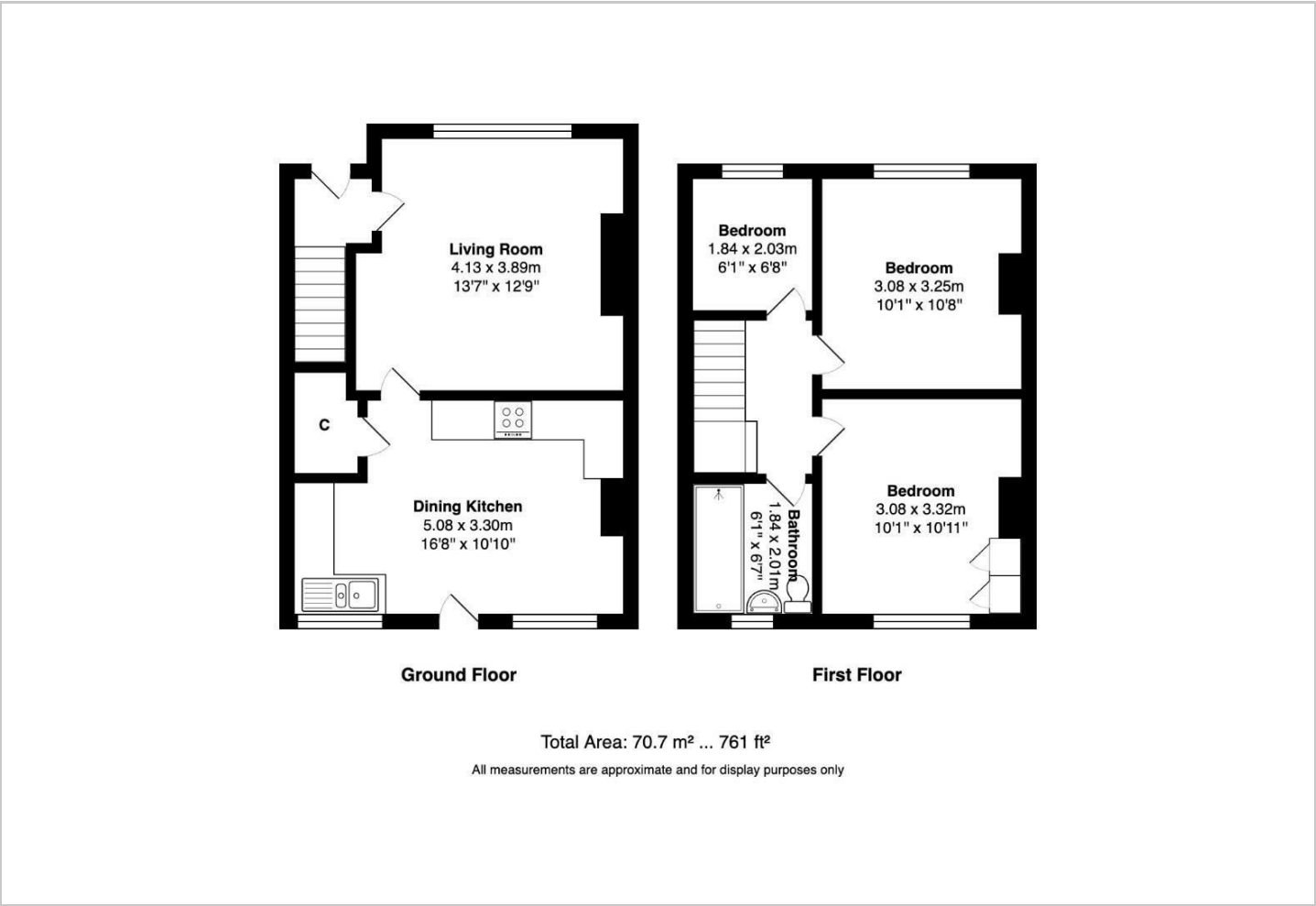
Hybrid Map



Terrain Map



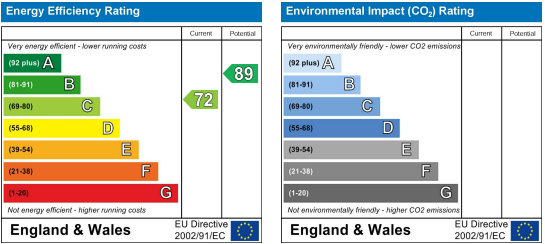
Floor Plan



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.