

HUNTERS®

HERE TO GET *you* THERE



The Elms

Bramley, Leeds, LS13 4LD

£150,000



Council Tax: B



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£150,000



- Immaculate 2-bedroom top floor apartment
- Corner plot design bathed in natural light
- Open-plan kitchen and reception
- Integrated kitchen appliances
- Attic storage space
- Main bedroom with ensuite
- Both double bedrooms
- Allocated and visitor parking
- Lovely communal garden
- Close to amenities, train station and the Ring Road

Welcome to an immaculate TWO BEDROOM top floor apartment now available for sale! This gem of a property is perfect for first-time buyers and couples looking for a place to call home.

The heart of the home is in the OPEN-PLAN kitchen and reception room. The KITCHEN, with its neutral tones and under unit lighting, boasts integrated appliances and a stylish tiled splashback. There's also ample space for DINING, perfect for entertaining guests or having a cosy meal in. The LIVING AREA, a beautifully designed space with carpet flooring and flows seamlessly from the dining space and kitchen. It's a bright and welcoming area, thanks to the corner plot design allowing for abundant natural light through the Velux and bay window.

The property offers TWO spacious DOUBLE BEDROOMS; the main bedroom is a luxurious double that enjoys top floor views. It features carpet flooring and a modern ENSUITE bathroom, with a heated towel rail and sleek tiled shower suite. The second bedroom, also a well-sized double, is bathed in natural light, adding to its serene atmosphere.

A second BATHROOM, the main house bathroom, is spacious and calming, featuring a heated towel rail, a Velux window and a combi shower/bath. The freshness of this space is truly invigorating.

One of the unique features of this flat is the attic storage space, and both allocated and visitor PARKING, which are all handy additions to an already perfect home. There's also a lovely communal garden space to enjoy.

Located near public transport links, schools, local amenities, and on the doorstep of BRAMLEY TRAIN STATION and the Ring Road for connecting motorway links to M1 and M62, this property is as convenient as it is charming. Plus, the property's EPC rating is a C and it falls within Council Tax Band B.

In short, this is a fantastic opportunity to own a stylish, well-located home. Don't miss out!

This immaculate TWO BEDROOM top floor apartment, perfect for first-time buyers and couples, features an corner design OPEN-PLAN kitchen and reception room, two spacious DOUBLE bedrooms including a main with an ENSUITE, and offers allocated and visitor PARKING with a communal garden, all conveniently located near public transport and amenities.

Tel: 0113 257 6198

HALLWAY

LOUNGE / KITCHEN

13'6" x 22'10" (4.12 x 6.97m)

BATHROOM

8'0" x 7'1" (2.45 x 2.17m)

BEDROOM ONE

14'2" x 18'10" (4.34 x 5.76m)

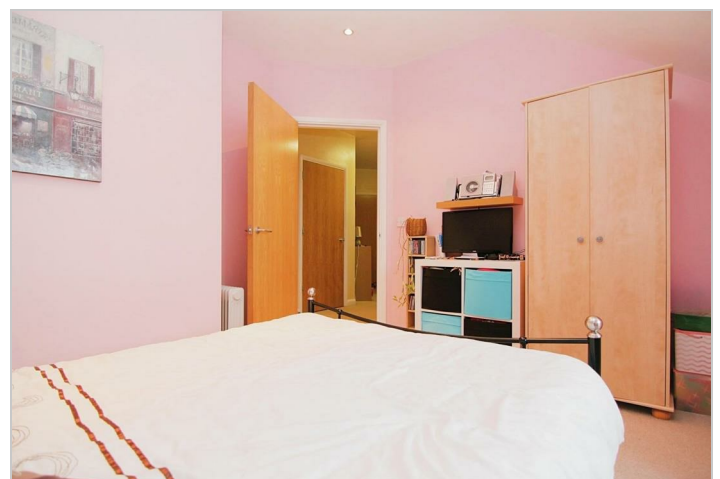
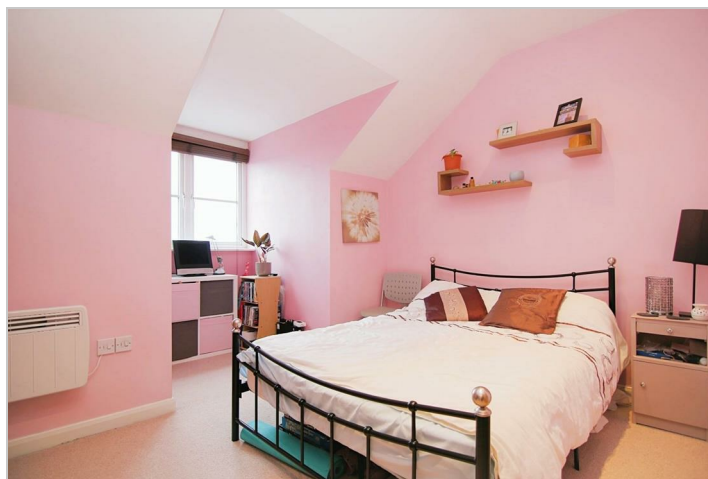
ENSUITE

5'1" x 5'2" (1.55 x 1.58m)

BEDROOM TWO

11'5" x 10'5" (3.50 x 3.20m)

COMMUNAL GARDENS



Road Map



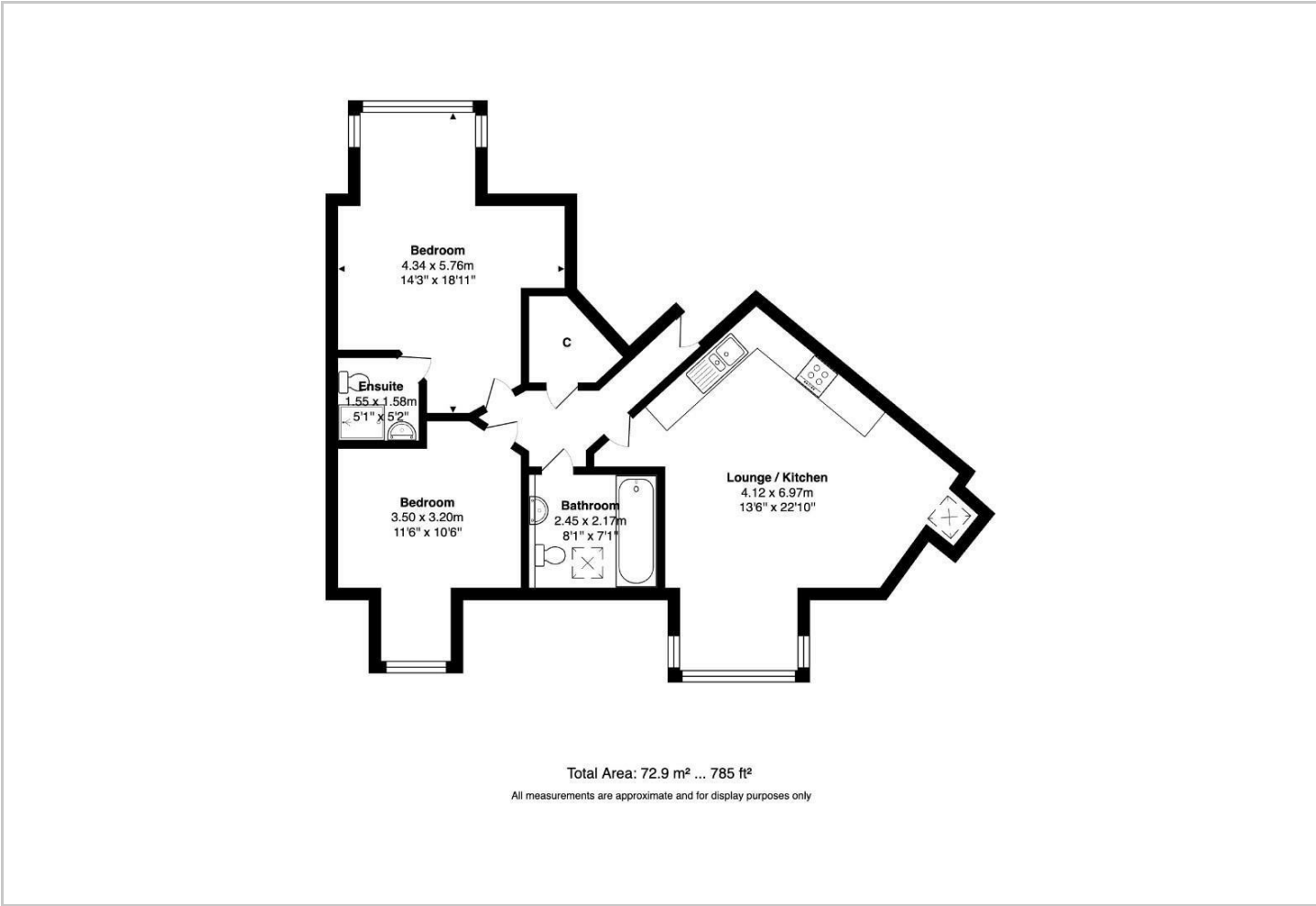
Hybrid Map



Terrain Map



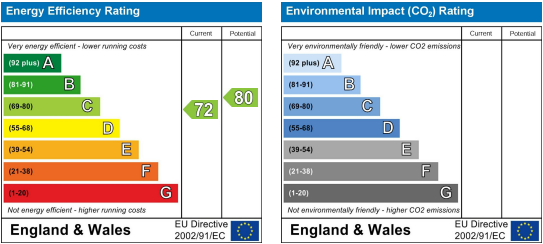
Floor Plan



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.