

# HUNTERS®

HERE TO GET *you* THERE



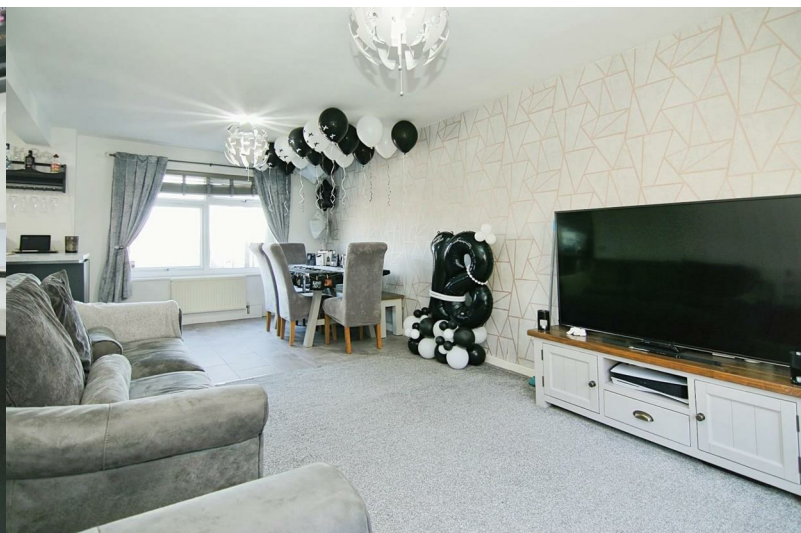
## Snowden Way

Bramley, Leeds, LS13 2TN

£169,950



Council Tax: A





# 20 Snowden Way

Bramley, Leeds, LS13 2TN

£169,950



- Stunning well-maintained home
- Two double bedrooms and loft room extension
- Bright and open-plan reception room
- Modern kitchen with dining space
- Low maintenance garden with pergola
- Underfloor heating in kitchen and dining
- Integrated oven and breakfast bar
- Fantastic finish throughout
- Nearby schools, amenities and public transport
- Ideal for first-time buyers, couples and families alike!

Welcome to this STUNNING terraced home that has been truly cared for and is now up for sale. This delightful property boasts an OPEN-PLAN design, exceptional VIEWS over Leeds, highlighted by the unique and exceptional LOFT ROOM extension.

The house comprises of TWO beautiful bedrooms and the occasional LOFT ROOM. The main bedroom is a spacious double with carpet flooring and a lovely garden view. The second bedroom is also a double, offering an amazing outlook over Leeds with ample space for furniture, making it ideal for both function and relaxation.

The property includes a LIVING ROOM bathed in natural light, that could comfortably accommodate a family. This room is tastefully decorated, featuring a snug carpet floor and an OPEN-PLAN design that flows into the dining space for a more integrated living.

The KITCHEN is a real treat, featuring a fantastic layout with dining space, an integrated oven, garden access and a pull-out kitchen tap. It also includes a breakfast bar and underfloor heating throughout to keep you cosy during those colder months. It's a modern and sleek space that will surely impress your guests.

The BATHROOM is fresh and inviting, equipped with a combi shower/bath in a neutral tiled suite, tasteful blinds and a fresh feel to it.

The house sits in a fantastic location with public transport links, nearby schools and local amenities within easy reach. There's also a low maintenance GARDENS either side, one of which with a pergola for a perfect spot for enjoying warm summer evenings.

This property is ideal for first-time buyers, families and couples alike and falls within council tax band A with an EPC rating of C. With its impeccable condition and unique features, this house is truly a gem and a rare opportunity to come to market. Don't miss out!

This FANTASTIC, terraced home in Leeds, ideal for first-time buyers, couples and families, features TWO DOUBLE bedrooms, a unique LOFT ROOM with city views, a bright OPEN-PLAN reception room, a modern kitchen with UNDERFLOOR HEATING, and low-maintenance gardens, all in a convenient location with excellent transport links and amenities.

Tel: 0113 257 6198

## HALLWAY

## KITCHEN

7'10" x 17'1" (2.41 x 5.22m)

## LIVING ROOM

10'9" x 21'10" (3.30 x 6.66m)

## LANDING

## BEDROOM ONE

13'0" x 9'3" (3.97 x 2.83m)

## BEDROOM TWO

10'6" x 12'2" (3.22 x 3.71m)

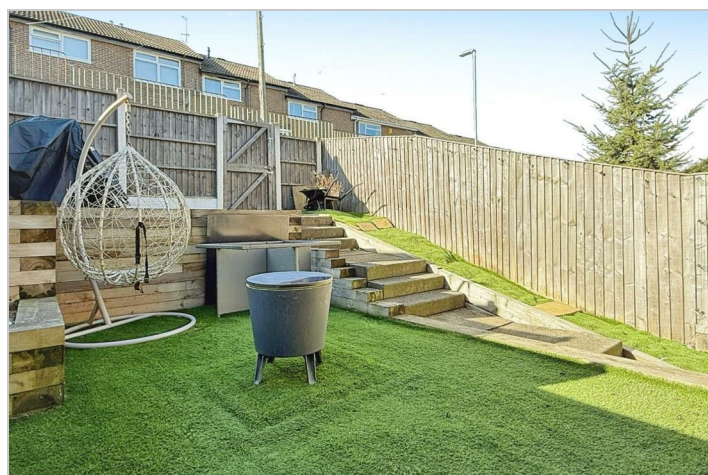
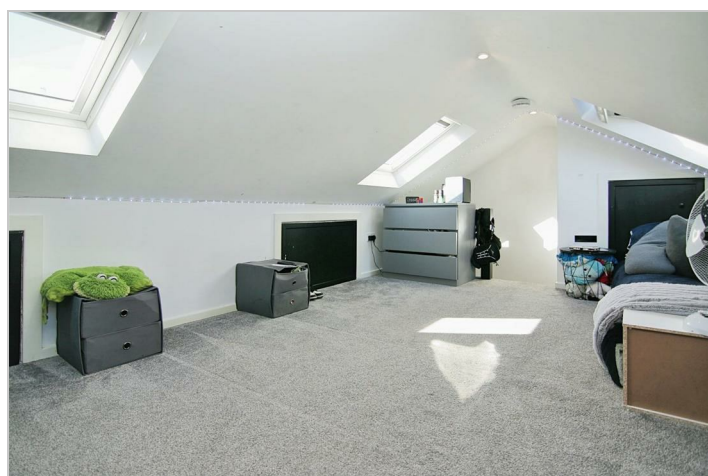
## LOFT ROOM

19'2" x 10'0" (5.86 x 3.07m)

## BATHROOM

8'3" x 6'2" (2.52 x 1.88m)

## GARDENS



Road Map



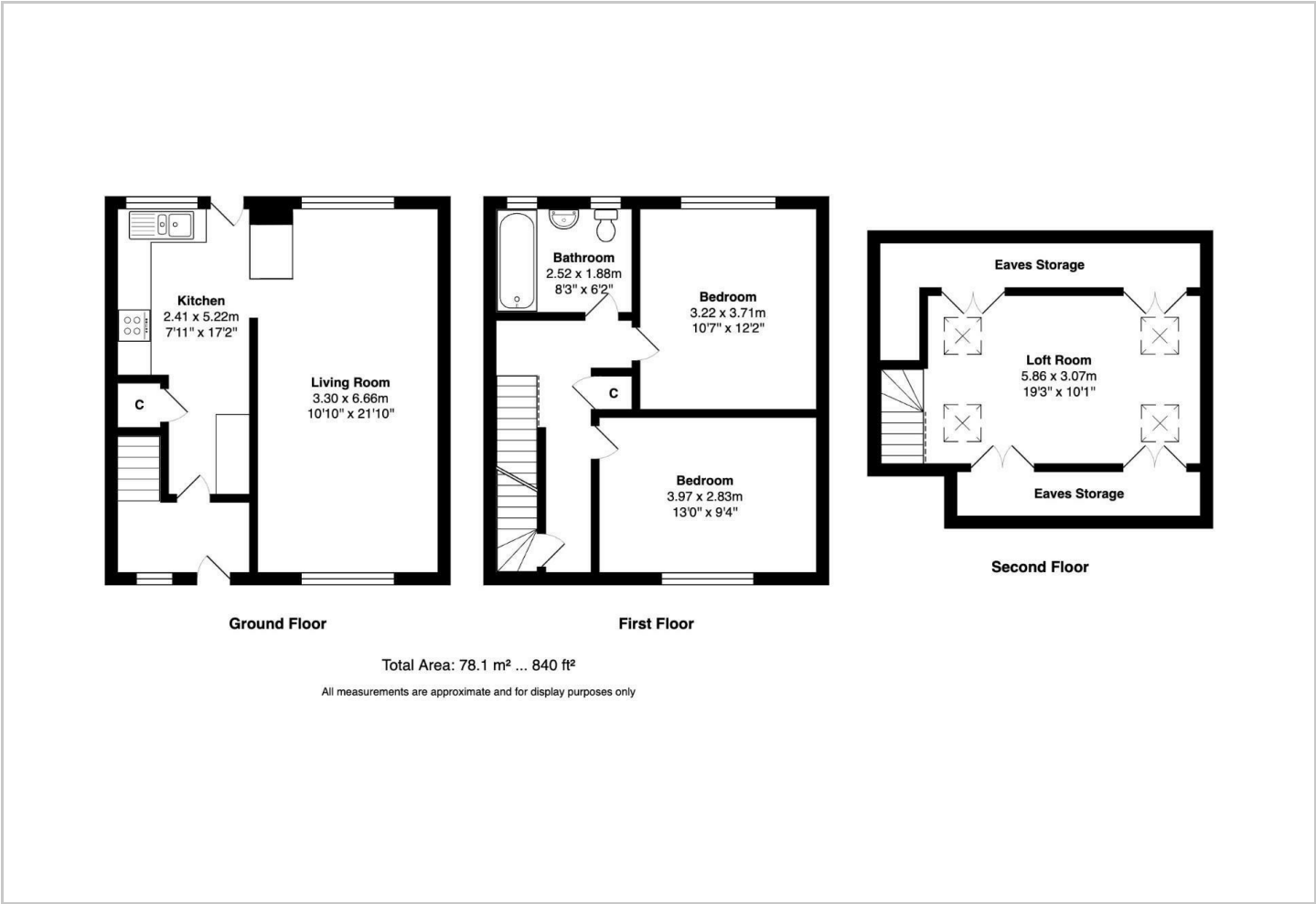
Hybrid Map



Terrain Map



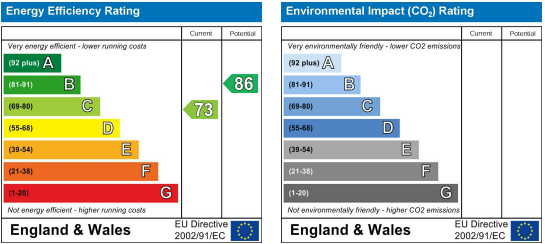
Floor Plan



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.