

HUNTERS®

HERE TO GET *you* THERE



Hillcourt Croft

Bramley, Leeds, LS13 2AQ

£250,000



Council Tax: B



8 Hillcourt Croft

Bramley, Leeds, LS13 2AQ

£250,000



- Fantastic extended semi-detached home
- Three lovely bedrooms
- Modern, light-filled kitchen
- Newly decorated living room
- Versatile second reception room
- Stunning loft bedroom extension
- Sleek bathroom with combi shower/bath
- Rewired in 2023
- Low maintenance garden and off-street parking
- Unbeatable location

This charming EXTENDED SEMI-DETACHED home, ideal for first-time buyers, couples, and families features THREE bedrooms, a MODERN kitchen, TWO reception rooms, and a low-maintenance garden, all conveniently located near public transport, schools, and local amenities.

Step inside this STUNNING EXTENDED SEMI-DETACHED house that's just waiting for you to call it home. Now up for sale, it's a charming property that boasts a unique blend of style, comfort, and convenience. With public transport links, nearby schools, local amenities, and trails for idyllic walks all within a stone's throw, the location is simply unbeatable.

The property has THREE lovely DOUBLE BEDROOMS. The main bedroom, a cosy retreat, features a double bed, built-in storage, and a carpeted floor that adds a touch of warmth. The second bedroom, beautifully lit and south-facing, is another double bedroom but is currently used as a single room, while the third room is a fantastic LOFT EXTENSION with a Velux-style window that offers stunning views.

At the heart of the house is a sleek, MODERN KITCHEN that is bathed in natural light. It's spacious with room for dining and comes with a view of and access to the garden.

For relaxation and entertainment, the property offers TWO RECEPTION ROOMS. The main family LIVING ROOM, recently decorated, is a comfortable area to unwind. The second reception room is completely versatile, converted from a garage with central heating and a proper roof. It now serves as a PLAYROOM with potential to become a home office or dining room to suit your needs.

The BATHROOM, styled in modern neutral tones, has a heated towel rail and a combi shower/bath.

Outside, there's OFF-STREET PARKING and a secure low-maintenance GARDEN, keeping your weekends free for family fun. There is also OFF-STREET PARKING available outside for up to two cars, providing another secure and practical addition to this modern home.

This stunning home is ideal for first-time buyers, families, and couples. With an EPC rating of 'C' and a council tax band 'B', this property is a fantastic find! Don't forget the added benefit of a loft bedroom extension, playroom conversion, and a STUNNING FINISH THROUGHOUT making for a truly fabulous home.

PORCH

HALLWAY

LIVING ROOM

8'6" x 13'9" (2.60 x 4.21m)

KITCHEN

11'10" x 10'9" (3.61 x 3.28m)

PLAYROOM

7'3" x 15'10" (2.23 x 4.85m)

LANDING

BEDROOM ONE

11'10" x 7'9" (3.61 x 2.37m)

BEDROOM TWO

7'8" x 10'7" (2.35 x 3.25m)

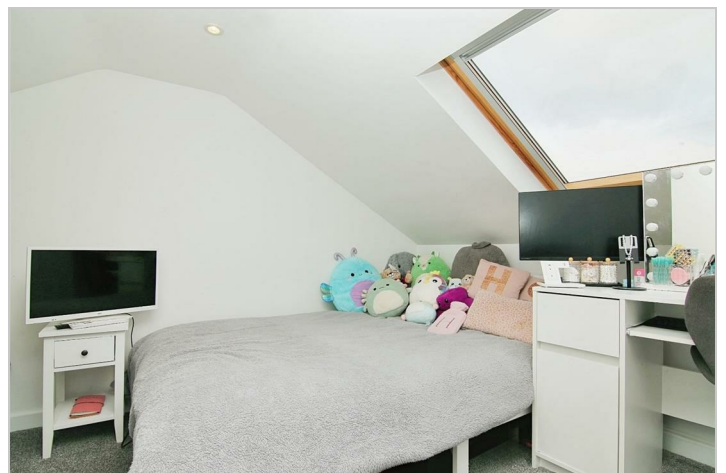
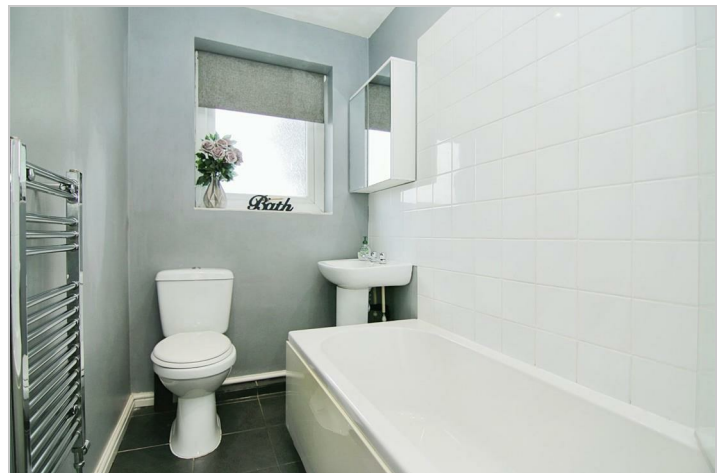
BEDROOM THREE

9'2" x 12'7" (2.80 x 3.86m)

BATHROOM

4'6" x 7'8" (1.38 x 2.34m)

GARDEN & PARKING



Road Map



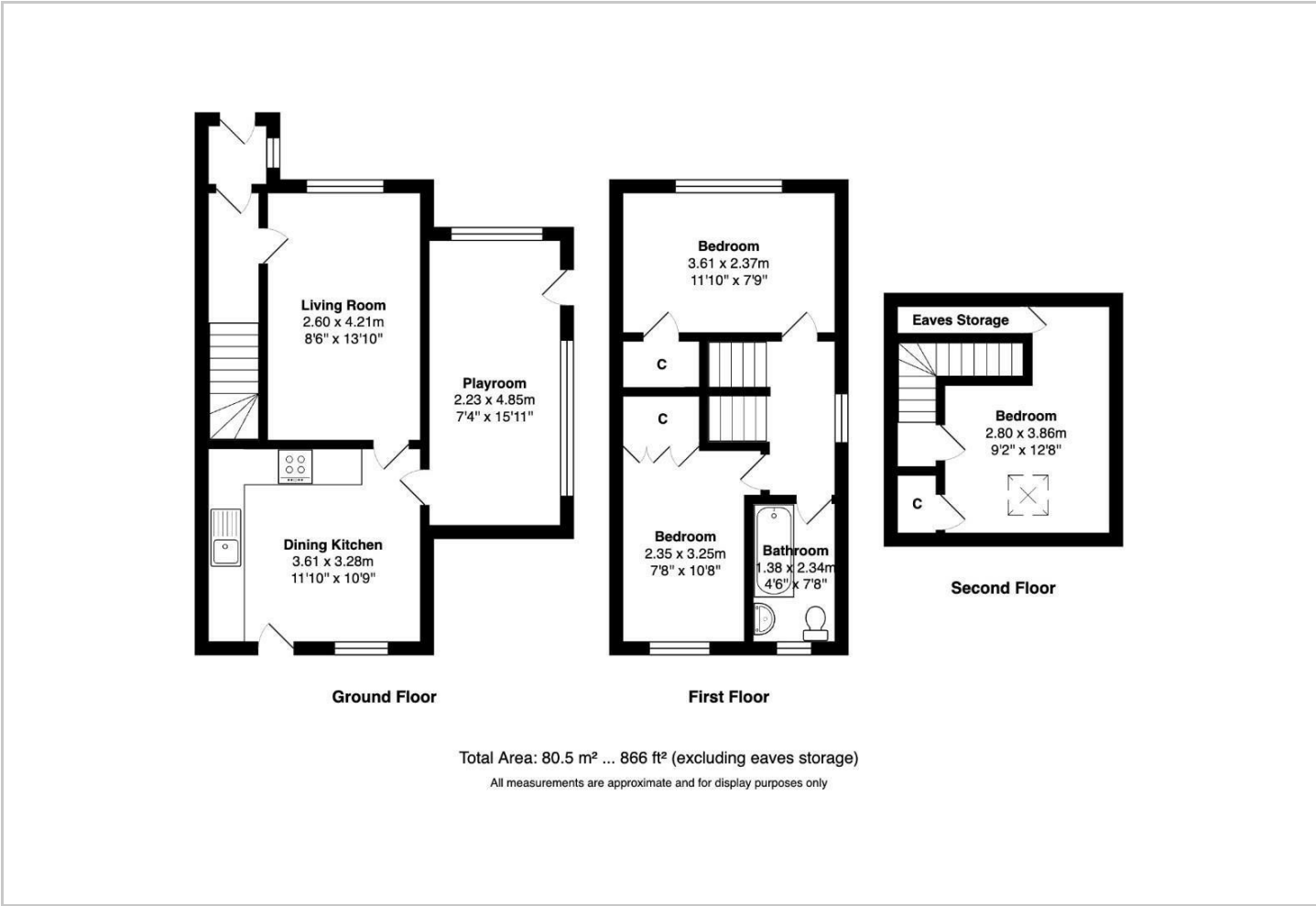
Hybrid Map



Terrain Map



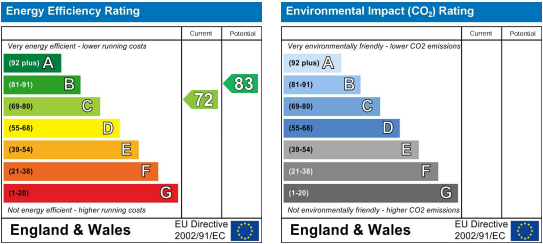
Floor Plan



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.