

# HUNTERS®

HERE TO GET *you* THERE



## Rossefield Grove Bramley, Leeds, LS13 3RF

£220,000

 4  1  1 

Council Tax: A



# 10 Rossefield Grove

Bramley, Leeds, LS13 3RF

£220,000



- Four charming bedrooms
- Open-plan kitchen diner
- Well-sized garden with brick built shed
- Large family reception room with underfloor heating
- Main bedroom park view
- Modern bathroom and downstairs W/C
- Well maintained and ready for your personal touch
- CCTV security system
- Off-street parking
- Council tax band A

This charming END TERRACE home, ideal for first-time buyers, couples and families alike, features FOUR BEDROOMS, an OPEN-PLAN kitchen, a spacious reception room, a modern bathroom, and a lovely GARDEN with OFF-STREET PARKING, all conveniently located near public transport, schools, and local amenities.

Welcome to this delightful END TERRACE home that's currently up for sale. This property is deceptively SPACIOUS has been neutrally decorated, providing the perfect canvas for you to bring your own sense of style.

The home boasts a total of FOUR DOUBLE BEDROOMS, each with their own charm. The main bedroom is a lovely double, complete with fitted wardrobes and a tranquil VIEW overlooking the park. The second bedroom is another double with fitted wardrobes and lovely outlook. Bedroom three is also a double, basking in the morning sunshine from the east-facing window, while the fourth bedroom is a currently functioning as a single but has room to potentially be a fourth double, providing a versatile space that could even be used as a HOME OFFICE if preferred.

The heart of this house is undeniably the OPEN-PLAN KITCHEN. This space is bathed in natural light, showcasing the sleek tiled floor, the integrated double oven, and the handy pantry store cupboard. Plus, there's ample DINING SPACE for those family meals or entertaining friends.

The LIVING ROOM is equally impressive, a large through reception room with a garden view. Its carpet flooring and underfloor heating add warmth and comfort, and it's a blank canvas for your own personal touch.

The modern tiled BATHROOM provides a fresh, clean feel and its great size means it features both a bath and a separate shower, along with bathroom storage. The property also benefits from DOWNSTAIRS W/C that makes for a handy addition to any family home!

This house isn't just about the interiors though. Outside, you'll find a large and well-maintained GARDEN, off-street PARKING and a brick-built shed - perfect for storage or hobbies.

Perfectly located near public transport links, schools, local amenities, parks and the ring road for commuters, this property is ideal for first-time buyers, families, and couples alike. With an energy efficiency rating of C and council tax band A, this deceptively large, open-plan home is a real gem. Come and see it for yourself!

Tel: 0113 257 6198

**FRONT PORCH**

**DINING KITCHEN**

15'3" x 17'7" (4.67 x 5.38m)

**LIVING ROOM**

11'0" x 21'11" (3.37 x 6.69m)

**HALLWAY**

**DOWNSTAIRS W/C**

**LANDING**

**BEDROOM ONE**

11'1" x 11'3" (3.38 x 3.43m)

**BEDROOM TWO**

12'3" x 9'10" (3.75 x 3.02m)

**BEDROOM THREE**

8'9" x 9'9" (2.67 x 2.99m)

**BEDROOM FOUR**

8'0" x 10'6" (2.46 x 3.22m)

**BATHROOM**

8'11" x 6'2" (2.74 x 1.90m)

**GARDEN & DRIVE**

**BRICK-BUILT SHED**



## Road Map



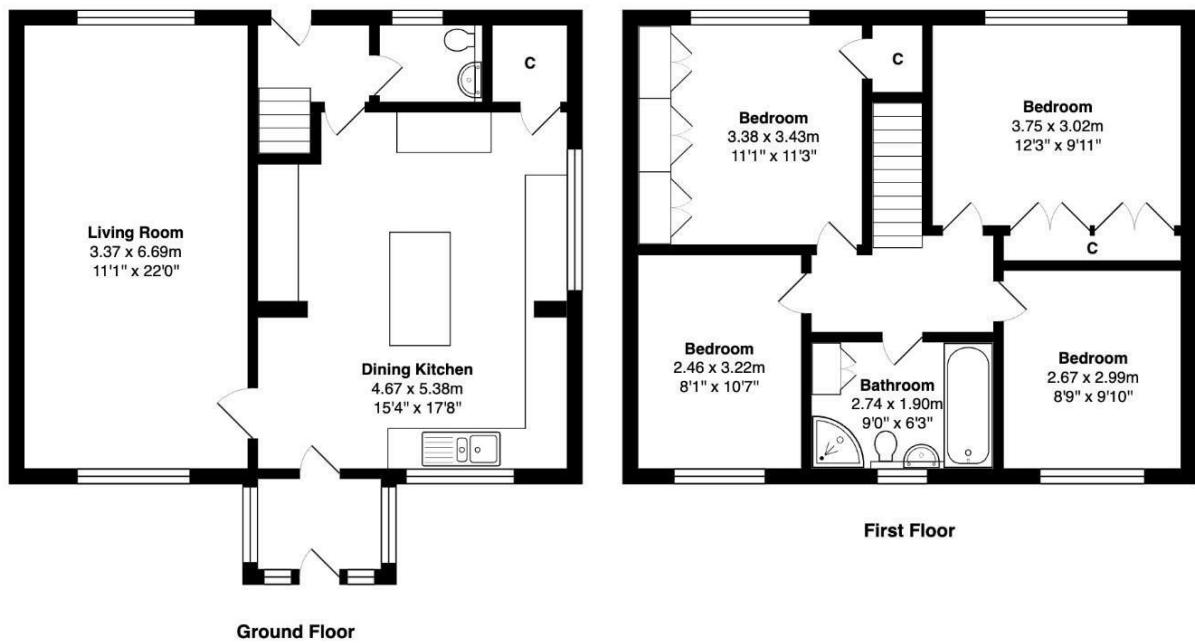
## Hybrid Map



## Terrain Map



## Floor Plan



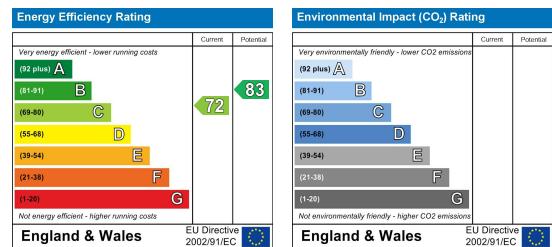
Total Area: 112.5 m<sup>2</sup> ... 1211 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.