

# HUNTERS®

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## Bransby Rise

Farsley, Pudsey, LS28 5UR

Chain Free £120,000



Council Tax: A

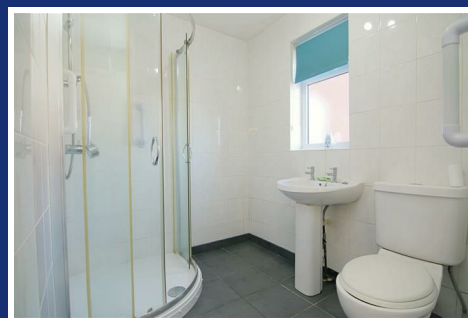




# 11 Bransby Rise

Farsley, Pudsey, LS28 5UR

## Chain Free £120,000



- Tranquil Farsley location
- No ground rent or service charge
- Ground floor flat with garden
- Well-sized double bedroom
- Practical kitchen with sliding doors
- Inviting living room with gas fire
- Plenty of storage space
- Large tiled bathroom suite
- Allocated parking spot
- Council tax band A

This charming, part-furnished GROUND FLOOR FLAT in tranquil FARSLEY location offers a well-sized DOUBLE bedroom, a spacious tiled bathroom, a naturally lit KITCHEN with sliding doors to the living room, and a LOVELY LIVING ROOM with garden views, situated in a quiet development near local amenities, with allocated parking and NO GROUND RENT or SERVICE CHARGE, ideal for first-time buyers, investors, or those looking to downsize.

Welcome to this charming GROUND FLOOR FLAT, available for sale in a sought-after location of FARSLEY. If you're a first-time buyer, an investor, or looking to downsize, this is the perfect property for you.

This part-furnished home offers a well-sized DOUBLE BEDROOM that comes with a neutral decor, carpet flooring, a lovely nature outlook and a handy storage cupboard. There's a sense of peace that comes with the room, making it a truly cosy space to rest.

The property features a practical KITCHEN, which is bathed in natural light. It features a tiled splashback, an integrated oven and has sliding doors that lead you to the living room - a layout ideal for modern living.

Speaking of living rooms, this flat has a well-sized LIVING ROOM, complete with an electric fire, a porch entrance and a fabulous garden view. It's the HEART OF THE HOME and the perfect place to relax and entertain guests.

The property also features a spacious, tiled BATHROOM suite that not only includes a corner shower and fitted bathroom storage but also has scope to reconfigure the room to fit a bath, if you wish.

The flat is situated on a quiet development near FARSLEY TOWN CENTRE. It's a sought-after location with local amenities and parks nearby. You'll also have the benefit of allocated parking and outside garden space.

The property is leasehold with no ground rent or service charge, and falls under council tax band A. This flat is a neutral BLANK CANVAS waiting for you to make it your own.

FRONT GARDEN

PORCH

KITCHEN

8'10" x 5'7" (2.70m x 1.71m)

LIVING ROOM

15'2" x 10'0" (4.64m x 3.06m)

BEDROOM

12'4" x 10'11" (3.77m x 3.35m)

BATHROOM

9'0" x 5'7" (2.76m x 1.71m)

ALLOCATED PARKING X1



Road Map



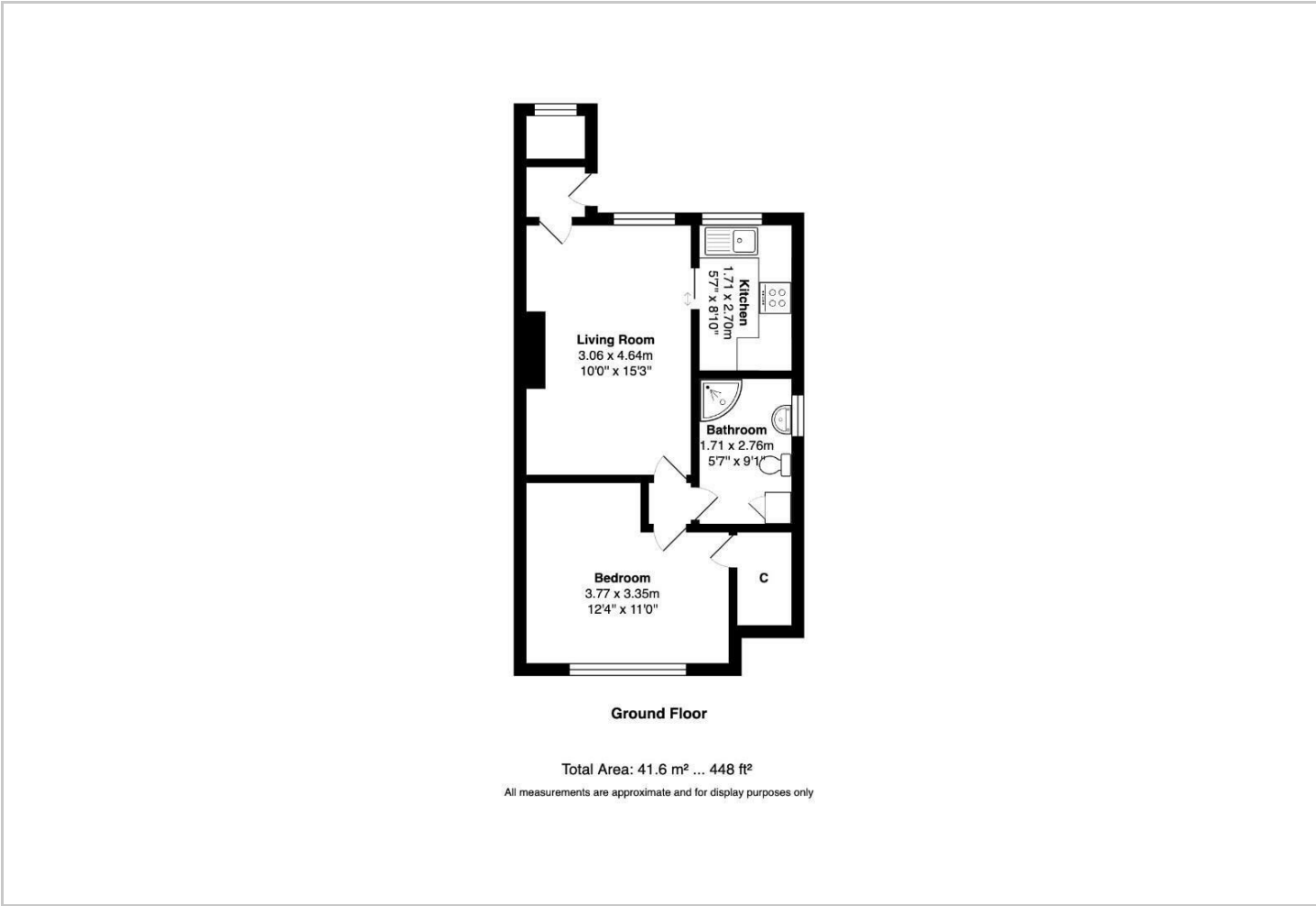
Hybrid Map



Terrain Map



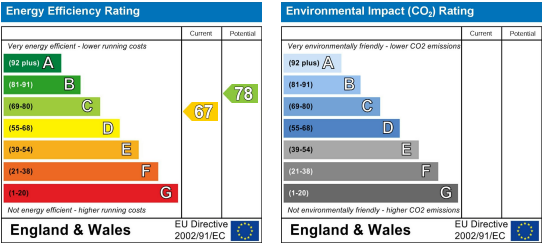
Floor Plan



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.