

# HUNTERS®

HERE TO GET *you* THERE



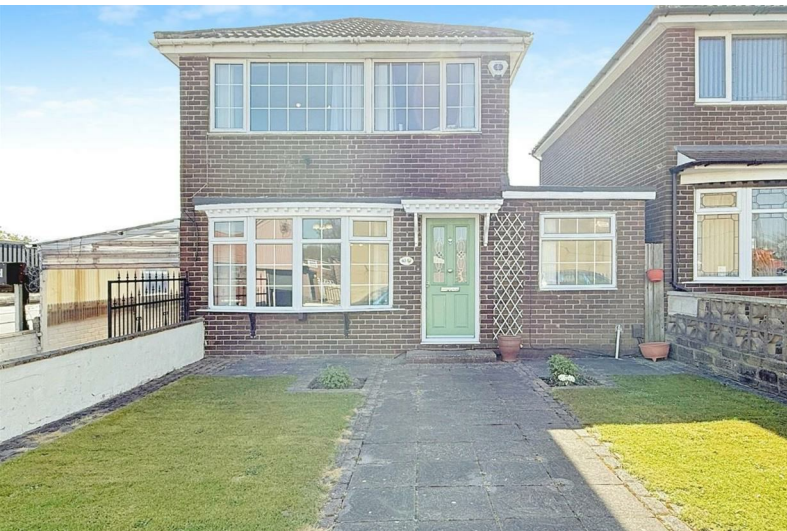
## Eightlands Lane

Bramley, Leeds, LS13 2BT

Chain Free £375,000



Council Tax: C





# 45 Eightlands Lane

Bramley, Leeds, LS13 2BT

## Chain Free £375,000



- Stunning four bedroom detached home
- One-of-a-kind garden plot with outhouse
- Impressive kitchen diner
- Well-sized family room
- Neutral décor throughout
- Four inviting bedrooms
- Two fresh bathroom suites
- Downstairs home office or fifth bedroom
- Carport parking and tandem garage
- Sought-after location near amenities

Presenting this ONE-OF-A-KIND DETACHED home, currently listed for sale as CHAIN FREE and an excellent opportunity for families. The property is in good condition and offers FOUR bedrooms, TWO bathrooms, and an EXTENSIVE family room and a separate HOME OFFICE. Outside is even more impressive, boasts a HUGE south/east facing GARDEN PLOT.

Upon entering the house, you are greeted by an entrance hall leading to a versatile room that's currently used as a HOME OFFICE but can serve as a playroom, or potential fifth bedroom downstairs. Stepping through you'll find the LARGE FAMILY ROOM, featuring wood-effect flooring and plenty of space for dining and hosting, enhanced by a wall-mounted electric fire for cosy evenings.

The property's OPEN-PLAN layout includes a CONTEMPORARY KITCHEN complete with cream wall and base units, complementary GRANITE worktops and integrated appliances. It not only benefits from an integrated dishwasher, washing machine and double oven, but boasts LUXURIES such as a built-in microwave, steamer and wine fridge. The open-plan design also incorporates a second dining space and patio sliding doors opening to a BEAUTIFUL GARDEN, creating a perfect environment for entertaining or enjoying alfresco family meals.

The property offers FOUR BEDROOMS, three doubles and a single. The main bedroom features fitted wardrobes, an ensuite shower room, and a lovely garden view. The second and third bedrooms are also doubles, with built-in wardrobes, and the fourth bedroom is a well-sized single room.

The house BATHROOM is well-appointed which features a bath, separate rain shower, washbasin, and WC, while the Ensuite shower room, includes a heated towel rail washbasin and WC. The house also benefits from a lawned front garden, a driveway to the side which some is covered by a CARPORT leading to a TANDEM GARAGE. The rear the property has the generous size enclosed family garden with lush lawns, patio area and VERSATILE OUTHOUSE.

In terms of location, the property is in a SOUGHT-AFTER location with excellent links connecting Leeds and Bradford via Ring roads, easy access to public transport including bus and train and a cycling route. Bramley Shopping centre is a short walk away offering all facilities for daily living. The house also benefits from EPC rating D and falls within council tax band C.

The area of BRAMLEY centres around Bramley Town Street and the excellent shopping centre which has a good variety of shops and public facilities, public houses, the park and Bramley swimming baths. Bramley is also well located for commuting to Leeds and Bradford and the motorway network via train and road links. There are also frequent bus services from Bramley to neighbouring areas accessing pleasant walks to the canal and nature reserve at Rodley.

Tel: 0113 257 6198

### DINING KITCHEN

14'11" x 14'6" (4.56m x 4.43m)

### LIVING ROOM

26'4" x 14'11" (8.03m x 4.56m)

### OFFICE

14'2" x 6'1" (4.34m x 1.87m)

### ENTRANCE HALL

10'6" x 5'11" (3.21m x 1.82m)

### BEDROOM ONE

14'4" x 8'7" (4.38m x 2.64m)

### EN-SUITE

6'0" x 5'2" (1.85m x 1.58m)

### BEDROOM TWO

14'8" x 8'7" (4.48m x 2.64m)

### BEDROOM THREE

11'5" x 8'9" (3.50m x 2.69m)

### BEDROOM FOUR

9'8" x 6'0" (2.96m x 1.85m)

### BATHROOM

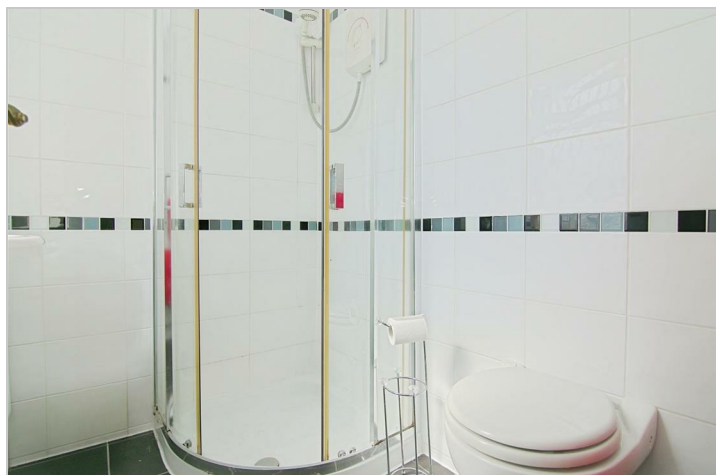
12'0" x 6'0" (3.68m x 1.85m)

### PLAY ROOM

44'1" x 8'0" (13.45m x 2.44m)

### GARAGE

33'5" x 10'2" (10.21m x 3.11m)



Road Map



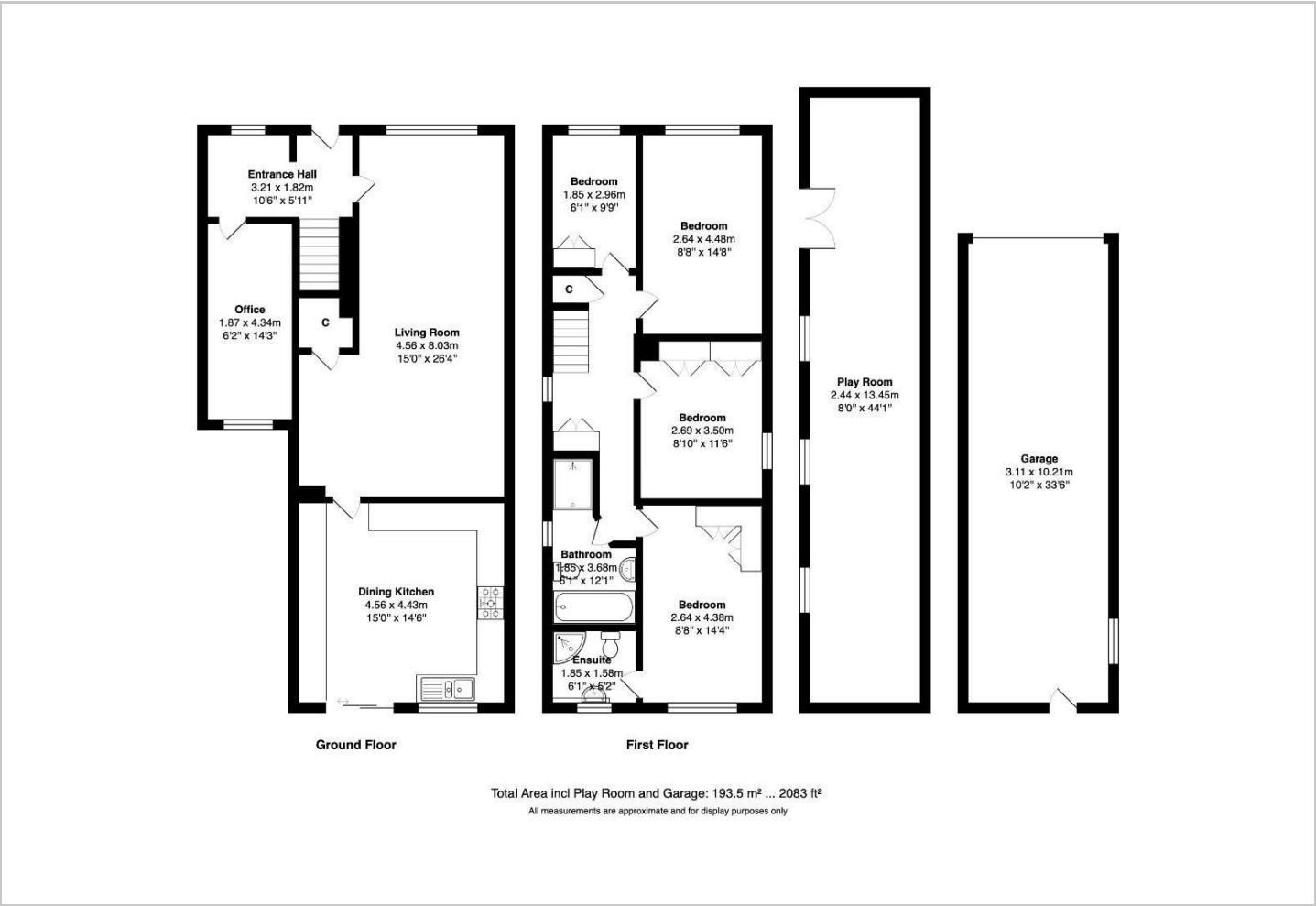
Hybrid Map



Terrain Map



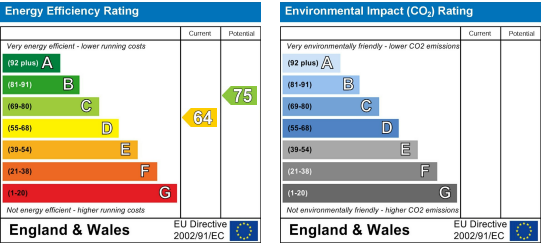
Floor Plan



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.