

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

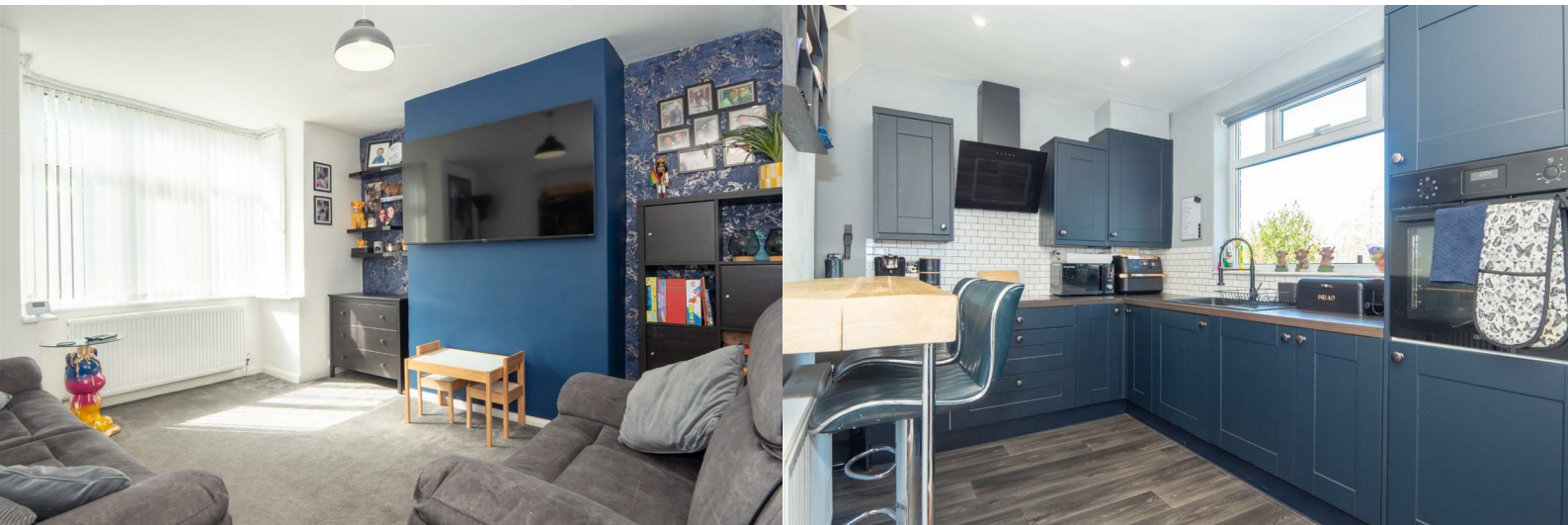


**Green Hill Road**  
Bramley, Leeds, LS13 4AN

£179,950



Council Tax: B



# 164 Green Hill Road

Bramley, Leeds, LS13 4AN

£179,950



- Stunning semi-detached home
- 'Ready to move into' finish throughout
- Contemporary kitchen with integrated appliances
- Two charming double bedrooms
- Spacious living room with tasteful décor
- Extensive secure garden with sun terrace
- Fresh bathroom suite with over-bath shower
- Ideal location for local amenities and Ring Road commute
- Perfect for first-time buyers, couples and investors!
- Council tax band 'B'

Presenting this IMMACULATE SEMI-DETACHED house, currently listed for sale and 'Ready to Move into' to welcome you home from the get-go. This lovingly maintained property boasts a host of enviable features, making it the perfect choice for first-time buyers, couples and investors alike!

As you enter, you'll find a CONTEMPORARY KITCHEN that is simply stunning, with a fantastic view over the extensive GARDEN. It features a tiled splashback, a breakfast bar for casual dining, and integrated appliances ready to assist in your culinary adventures.

The property boasts a fabulous LIVING ROOM, which truly is the heart of the home. It's adorned with cosy carpet flooring, a bay window filling the room with natural light, and more than ample space to accommodate family and friends. It has been tastefully decorated, enhancing the already inviting atmosphere.

This stunning house offers TWO charming bedrooms. The spacious main bedroom, with its nice decor and plush carpet flooring, provides a cosy haven for rest and relaxation. The second bedroom also offers a nice size and a wonderful, elevated outlook onto the garden, with a versatile opportunity for a potential HOME OFFICE if desired.

The fresh BATHROOM includes a three-piece white suite, a heated towel rail, dynamic mirror lighting, and ample bathroom storage. You'll also appreciate the convenience of a bath with an overhead shower.

The property is ideally located with easy access to public transport links, nearby schools, local amenities, and the Ring Road for commuters to Leeds, with connecting motorway links to the M1 and M62. A standout feature is the EXTENSIVE GARDEN with decked sun terrace, providing a beautiful outdoor space for leisure and entertainment.

As an added bonus, the house falls within council tax band B. With its unique features and ideal location, this house offers a PERFECT blend of comfort and convenience, ready for you to move in and start creating wonderful memories.

Tel: 0113 257 6198

## KITCHEN

12'8" x 9'4" (3.88m x 2.85m)

## LIVING ROOM

14'6" x 12'8" (4.43m x 3.88m)

## BEDROOM ONE

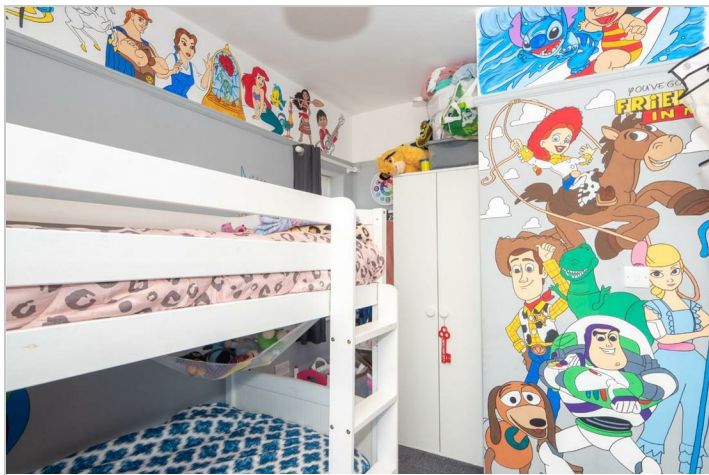
14'1" x 12'8" (4.31m x 3.88m)

## BEDROOM TWO

9'9" x 6'9" (2.98m x 2.06m)

## BATHROOM

5'11" x 5'1" (1.82m x 1.57m)



Road Map



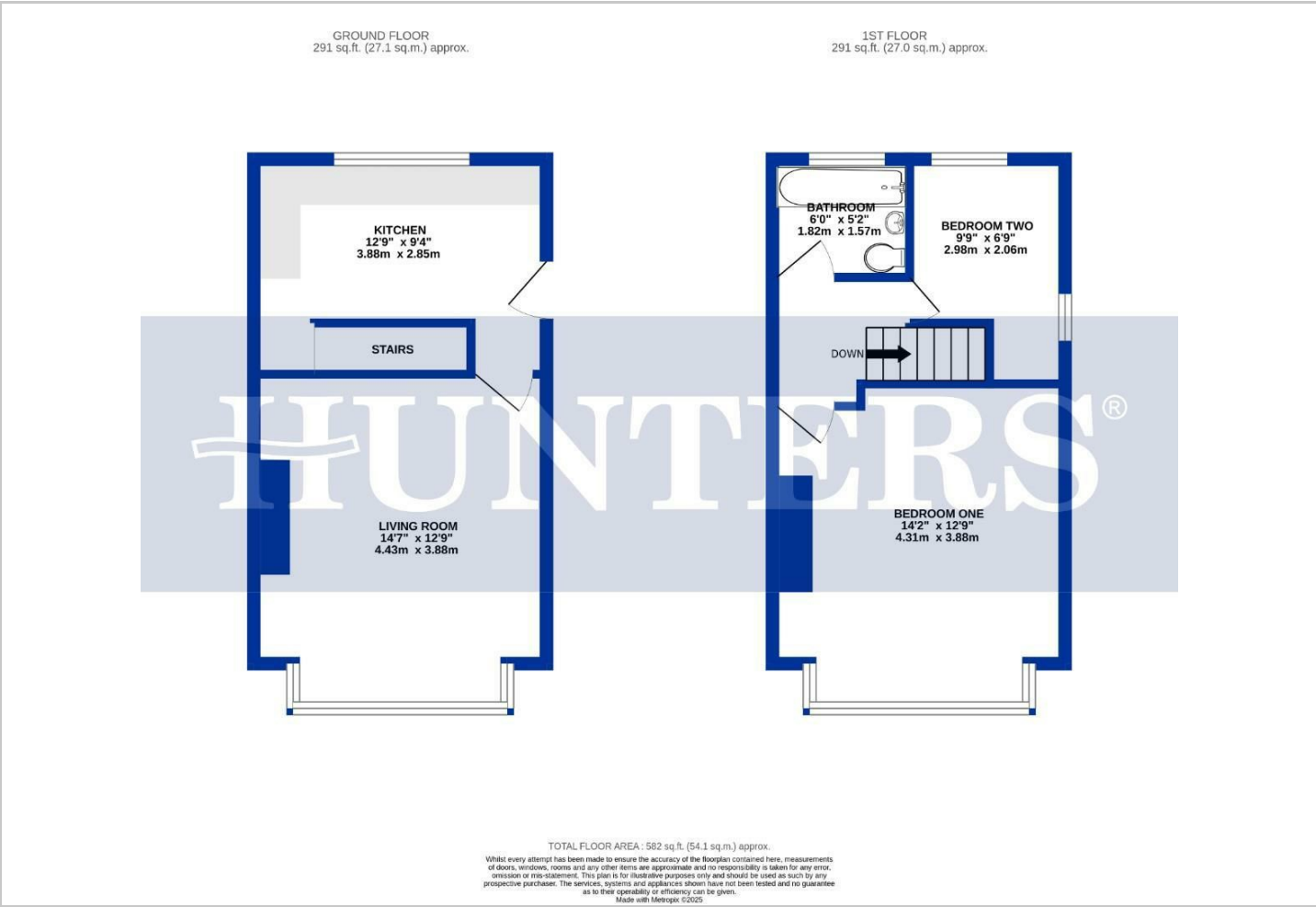
Hybrid Map



Terrain Map



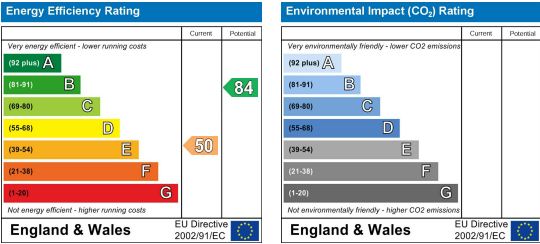
Floor Plan



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.