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Cambridge Gardens

Bramley, Leeds, LS13 3LT

By Auction £140,000



Council Tax: C



5 Cambridge Gardens

Bramley, Leeds, LS13 3LT

By Auction £140,000



- Highly sought-after location
- Excellent transport links
- Nearby schools and parks
- Extensive garden plot
- Off street parking
- Two spacious reception rooms
- Modern bathroom suite
- Potential for open-plan living
- Three bedrooms, two doubles
- Investment opportunity

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £140,000* BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

This BLANK CANVAS semi-detached property in a sought-after area offers a fantastic investment opportunity, featuring THREE bedrooms, extensive garden plot, off-street parking, and potential for modernization, making it ideal for investors and families alike.

Note for buyers: A recent survey has indicated suspected Japanese Knotweed at the property along with potential structural concerns. No specialist investigations or reports have been carried out to confirm these findings at this stage.

Welcome to this charming SEMI-DETACHED house for sale; a delightful property that's an amazing BLANK CANVAS to create your dream home. This house is an absolute gem, located in a highly sought-after area with excellent public transport links, local amenities, nearby schools and parks.

The property currently would benefit from modernisation and presents an exciting opportunity for both investors and families. The house offers well-sized rooms throughout and an EXTENSIVE exterior garden plot. The added benefit of OFF-STREET PARKING is a real bonus.

The interior boasts a welcoming layout with TWO inviting reception rooms. The dining room has the potential to be transformed into an OPEN-PLAN kitchen diner, complete with a patio door leading to the garden. The second reception room is wonderfully spacious living room with a large bay window and a charming electric fireplace.

The functional KITCHEN features a neutral finish, with pantry space and potential to extend and could be knocked through to create a larger, more modern space. It also conveniently has side door access.

Upstairs, you will find THREE bedrooms; two doubles and a single. The first bedroom spacious and features fitted wardrobes, while the second bedroom is even larger still and benefits from a lovely garden view. The third bedroom could easily be a lovely third bedroom space or converted into a nursery / HOME OFFICE.

The family BATHROOM is modern and accessible bathroom. The bathroom is a true standout feature in this house, offering a bright and fresh environment that is sure to give a pleasant start to your day. The corner shower adds a touch of modernity and sophistication to the space, providing a truly refreshing experience.

This property is perfect for those looking for a unique project. With the right touches and some creative vision, you can transform and personalise this space into your dream home.

Whether you're a first-time buyer or an experienced property developer, this house offers an abundance of potential. Its outstanding location and great potential make it an OPPORTUNITY not to be missed.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

10'9" x 10'11" (3.30 x 3.34m)

DINING ROOM

10'9" x 13'1", 72'2" (3.30 x 4,22m)

KITCHEN

7'5" x 12'6" (2.27 x 3.83m)

STORE

LANDING

BATHROOM

4'7" x 8'7" (1.41 x 2.62m)

BEDROOM ONE

10'9" x 10'11" (3.30 x 3.34m)

BEDROOM TWO

10'9" x 13'10" (3.30 x 4.22m)

BEDROOM THREE

7'5" x 9'6" (2.28 x 2.92m)



Road Map



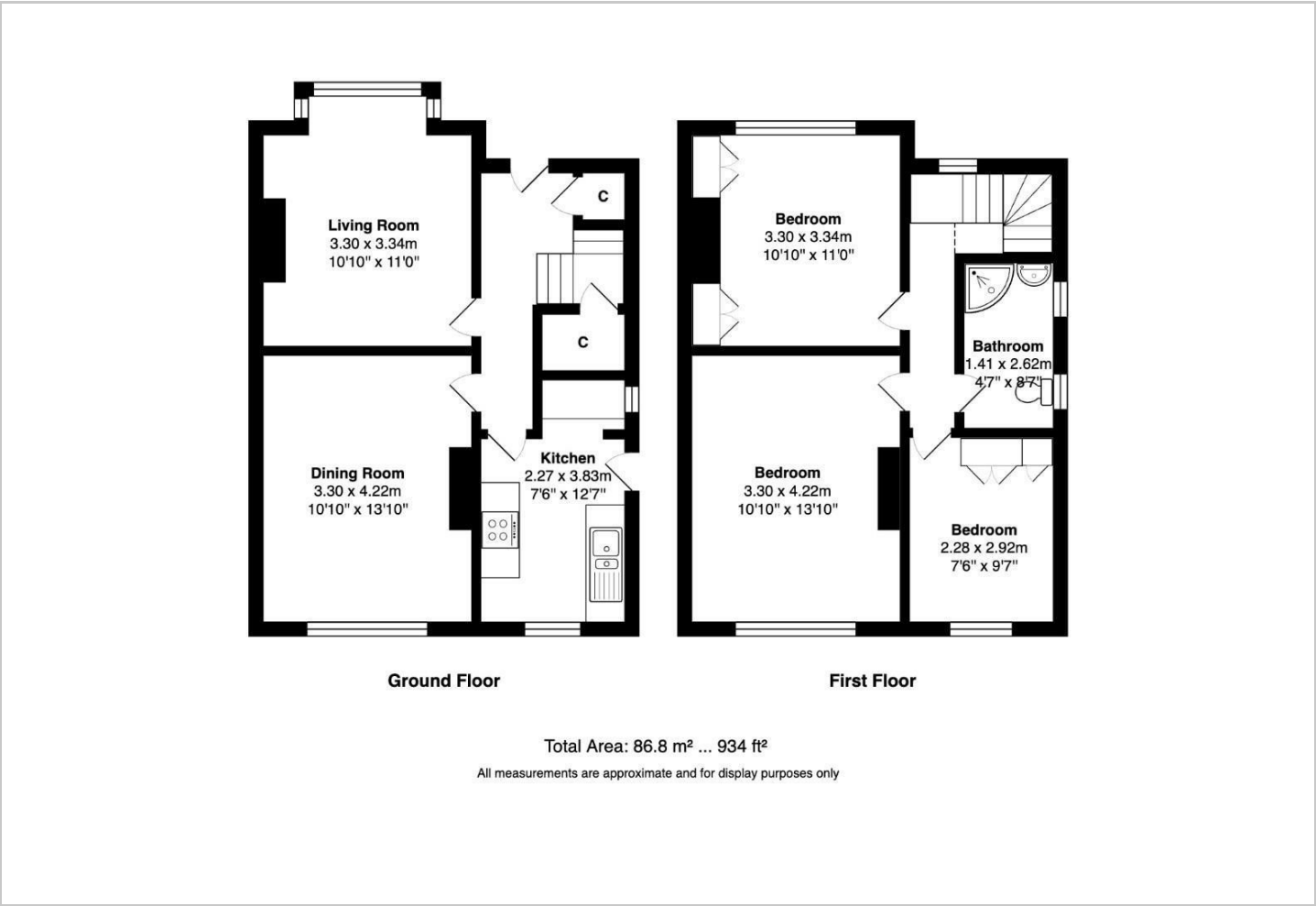
Hybrid Map



Terrain Map



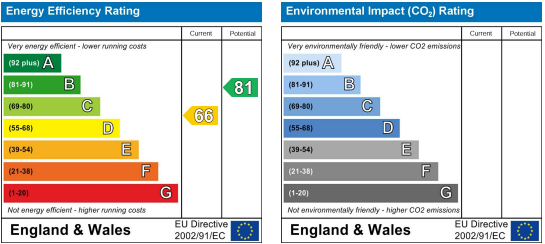
Floor Plan



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.