

# HUNTERS®

HERE TO GET *you* THERE



## Half Mile Gardens

Bramley/Stanningley Border, Leeds, LS13 1BL

£275,000

3  2  2   D

Council Tax: C





# 17 Half Mile Gardens

Bramley/Stanningley Border, Leeds, LS13 1BL

£275,000



- Semi detached dormer bungalow
- Three generous bedrooms
- En-suite and built-in wardrobes
- Elegant bathroom with rainfall shower
- Dream kitchen with ample storage
- Spacious, light reception rooms
- South-facing garden
- Garage and parking
- Gas central heating 2022
- Quiet cul-de-sac location

Welcome to this delightful semi-detached Dormer bungalow that's now up for sale, will be perfect for a couple or family, in good condition that's ready to welcome you home. The property comprises of THREE substantial bedrooms, a ground floor bathroom, and a pair of reception rooms for you to enjoy.

Let's explore the bedrooms; the main bedroom on the first floor is a real treat with an EN-SUITE shower-room and built-in wardrobes. The second bedroom, on the first floor is a spacious double, and the third on the ground floor can serve as an alternative dining room featuring a laminated wood floor. Each room has its own unique charm and provides ample space for relaxation.

The House BATHROOM, on the ground floor is elegantly finished with a heated towel rail, a pristine white suite, a p-shaped bath with a shower over it, a rainfall shower, and a lovely vanity sink. The KITCHEN is every cook's dream with ample storage units, worktops and drawers, an oven with a hob and extractor, and spaces for a washer/dryer and fridge freezer.

You are sure to fall in love with the RECEPTION rooms; the first is separate, spacious and light, while the second serves as a lovely sitting or sunroom with a laminated wood floor, an under stairs cupboard, and double doors leading to the garden. The property also boasts unique features like a detached GARAGE, parking, a south-facing garden, gas central heating installed in 2022, PVC double glazing, and extended accommodation.

Outside, the front is mainly gravelled for easy maintenance while the rear is SOUTH FACING and is part lawned with wood decking and gravel, enclosed by fencing. A gated drive provides access to the concrete garage, which has light and power.

Set in a quiet cul-de-sac, the location offers public transport links, nearby schools, green spaces, parks, walking and cycling routes. It is ideal for families and couples seeking a peaceful, yet convenient location.

This delightful 3-bedroom semi-detached DORMER bungalow, in excellent condition, features an en-suite master bedroom, elegant bathroom, well-equipped kitchen, two reception rooms, and outdoor amenities including a south-facing garden, garage, and parking, all set in a quiet cul-de-sac with convenient access to schools, parks, and public transport.

Tel: 0113 257 6198

## HALL

## LIVING ROOM

18'3" x 11'4" (5.565 x 3.47)

## KITCHEN

15'7" x 6'11" (4.75 x 2.11)

## SITTING ROOM

9'9" x 9'8" (2.99 x 2.97)

## BEDROOM/DINING ROOM

9'10" x 8'9" (3.00 x 2.68)

## DOWNSTAIRS BATHROOM

6'1" x 5'4" (1.87 x 1.65)

## BEDROOM ONE

12'6" x 12'0" (3.82 x 3.66)

## EN-SUITE

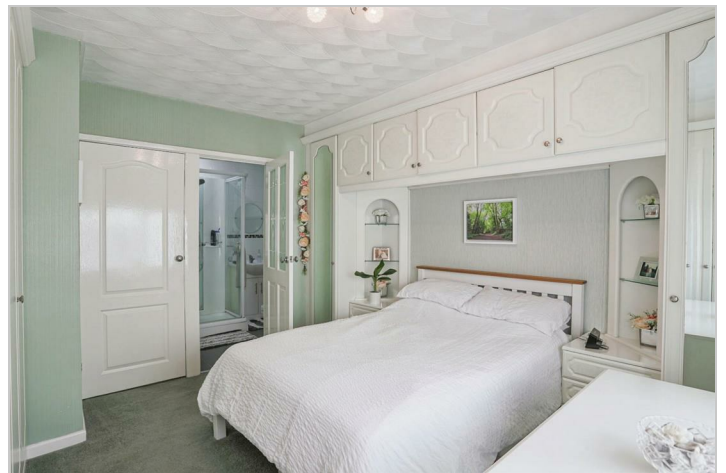
6'0" x 5'8" (1.84 x 1.73)

## BEDROOM TWO

12'4" x 9'9" (3.78 x 2.99)

## GARAGE

13'9" x 9'8" (4.20 x 2.95)



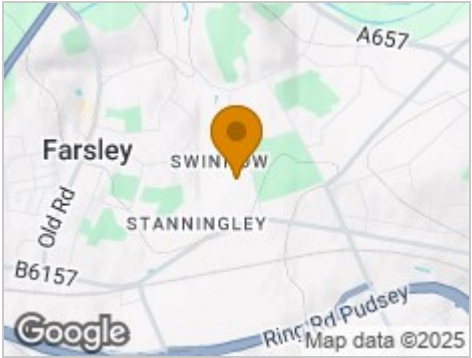
Road Map



Hybrid Map



Terrain Map



Floor Plan

**Ground Floor**

**First Floor**

**Garage**

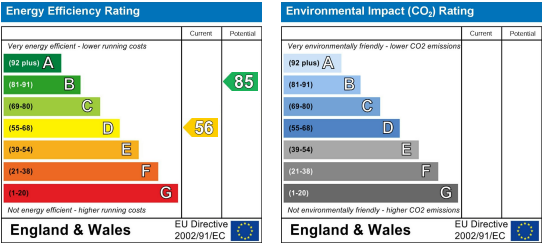
Total floor area 107.0 sq.m. (1,152 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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.