

HUNTERS®

HERE TO GET *you* THERE



Bell Lane

Bramley, Leeds, LS13 2LZ

£450,000



Council Tax: D



31-33 Bell Lane

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£450,000



- Substantial stone property
- Four double bedrooms
- Contemporary kitchen diner
- Three reception rooms
- Gorgeous private gardens
- Two bathrooms plus additional downstairs W/C
- Neutral canvas for personal touch
- Home office outbuilding
- Gated driveway with detached garage
- Ideal family home nearby local amenities

This immaculate DETACHED FAMILY HOME is currently listed for sale. A charming stone property, it is a mixture of character and modernity, boasting an EXTENSIVE GARDEN plot with detached garage and HOME OFFICE. The house offers SUBSTANTIAL accommodation, with FOUR bedrooms, two bathrooms and a downstairs W/C, THREE reception rooms, and a stunning contemporary kitchen.

Upon entering the PORCH, you will be greeted by the stunning KITCHEN is finished in a contemporary style, complete with a double BOSCH oven, beautiful wall and base units, under cupboard lighting, and sleek quartz worktops. It flows into an OPEN-PLAN dining room that can cater to a bustling family lifestyle. This space is flooded with natural light from the bow window and features double doors that can separate the accommodation to the living room.

The LIVING ROOM also features a bow window and gorgeous beamed ceiling, whilst boasting even more character with a hardwood floor and a beautiful, exposed stone fireplace. The third reception room, well-sized and versatile, currently used as a PLAYROOM but can function to meet any of your family's needs.

The house has FOUR well-sized DOUBLE BEDROOMS. The main bedroom has an ENSUITE bathroom and fitted wardrobes, further benefitting from its two windows that overlook the beautiful front garden. All the other bedrooms are large, with the second one resembling the main in terms of space and fitted wardrobes. The third and fourth make for equally lovely bedrooms and have a pleasant outlook onto the rear garden.

The TWO bathrooms are a delight, with the main HOUSE BATHROOM having a SPA-LIKE tiled suite, a shower, a separate bath, and a heated towel rail. The ENSUITE bathroom for the main bedroom is nice and practical, featuring a rain shower and a heated towel rail. There is also the ideal addition of a DOWNSTAIRS W/C – perfect for the modern family home!

The property's unique features are also found outside, including a home office OUTBUILDING. This is both insulated and has power, making for an ideal space for those whom work from home. The GARDENS are private and secure, featuring a decked seating area, and plenty of grassy space – adorned with apple, plum and a cherry blossom tree. It is ideally located with public transport links, nearby schools, local amenities, and nearby parks, making it ideal for families. The property is a must-see for those seeking a family home that combines traditional character and modern comforts!

Tel: 0113 257 6198

ENTRANCE PORCH

5'2" x 8'9" (1.58 x 2.68m)

KITCHEN

14'1" x 10'6" (4.30 x 3.21m)

DINING ROOM

13'9" x 13'0" (4.20 x 3.97m)

LIVING ROOM

14'11" x 13'5" (4.56 x 4.11m)

PLAYROOM

10'10" x 10'9" (3.32 x 3.28m)

DOWNSTAIRS W/C

3'6" x 6'6" (1.09 x 2.00m)

LANDING

BEDROOM ONE

14'2" x 10'2" (4.34 x 3.12m)

ENSUITE

8'1" x 3'8" (2.47 x 1.12m)

BEDROOM TWO

14'9" x 10'2" (4.52 x 3.12m)

BEDROOM THREE

9'2" x 10'4" (2.80 x 3.15m)

BEDROOM FOUR

8'1" x 10'10" (2.47 x 3.32m)

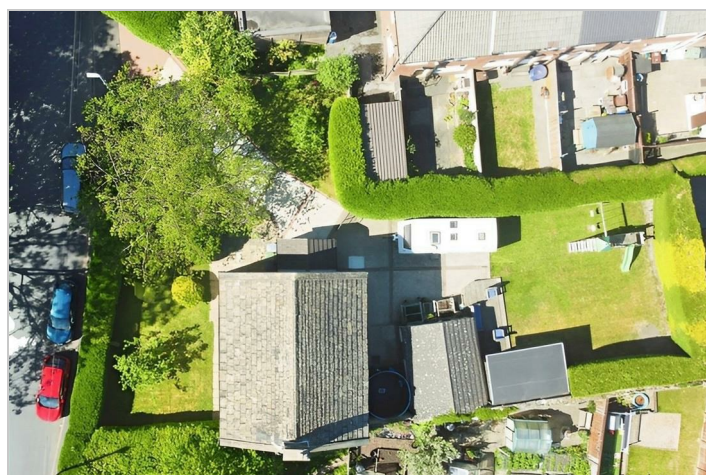
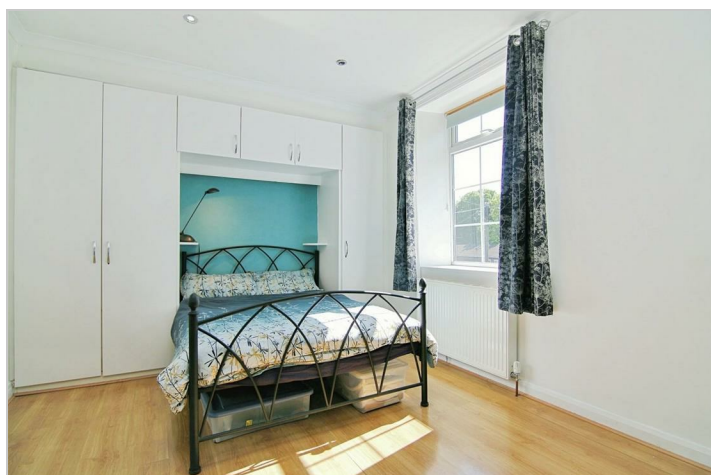
HOUSE BATHROOM

5'11" x 14'0" (1.81 x 4.27m)

DETACHED GARAGE

HOME OFFICE OUTBUILDING

GARDENS & DRIVE



Road Map



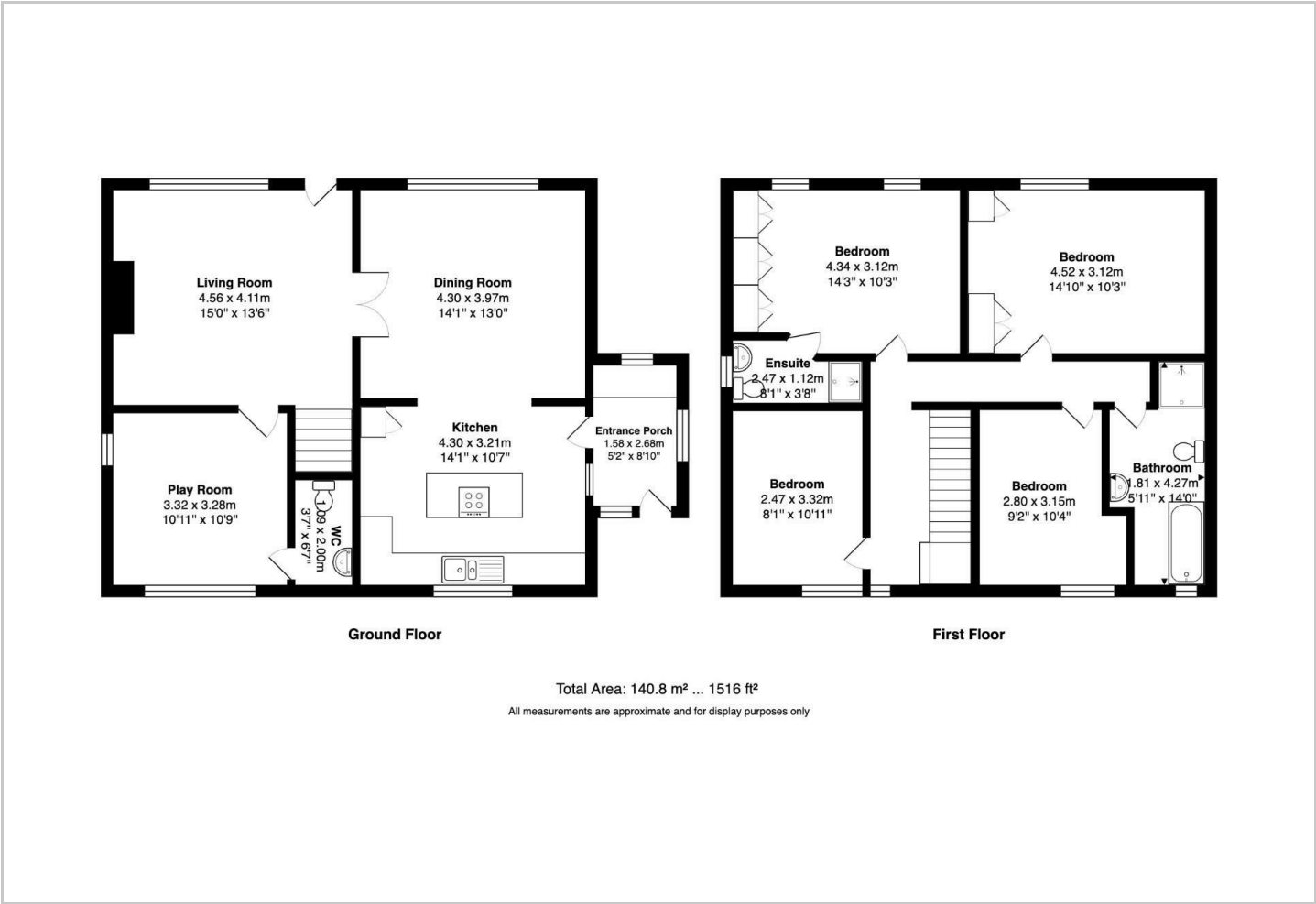
Hybrid Map



Terrain Map



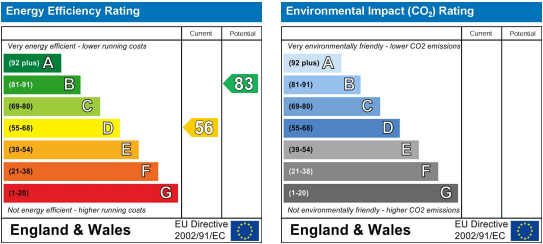
Floor Plan



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.