

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Barker Place

Bramley, Leeds, LS13 4BU

£225,000



Council Tax: B



# 5 Barker Place

Bramley, Leeds, LS13 4BU

£225,000



- Substantial three bedroom home
- Large conservatory extension
- Extensive drive with carport and EV charger
- Open-plan kitchen diner
- Garage with power and additional parking
- 'Ready to move into' finish throughout
- Bathroom with separate bath and rain shower
- Boarded loft with Velux window
- South-facing low maintenance garden
- Council tax band 'B'

Welcome to this substantial **THREE BEDROOM** property up for sale in a thriving neighbourhood. This neutrally decorated home is simply a delight, offering a warm and inviting atmosphere that's perfect for families and couples alike.

The house boasts **THREE** well-appointed bedrooms. The first is a generous double room located at the front of the house, featuring a neutral and inviting décor that is sure to make it your favourite sanctuary. The second bedroom, another double, basks in **SOUTH-FACING** sunshine to the rear, making it a delightfully light and airy space. The third bedroom, currently a cute nursery, is a lovely single room that could also serve as a potential **HOME OFFICE**.

The house offers a lovely **BATHROOM** that is nice and fresh, equipped with a **RAIN** shower, a **SEPARATE BATH** with over shower, and a heated towel rail, offering both comfort and convenience.

The heart of the home is undoubtedly the **OPEN-PLAN KITCHEN DINER**. This inviting space is fitted with ample wall and base units, a tiled splashback, flowing into a substantial **CONSERVATORY** - benefitting from power and central heating to provide an excellent space for entertaining and family meals.

The property houses an inviting **LIVING ROOM** that is plenty large enough to accommodate family. It features lovely decor, hardwood flooring, and is filled with natural light, making it an ideal space for both relaxation and entertainment.

The house boasts many unique features like an **EV Charging**, an alarm system, a large **GARAGE** with carport & drive parking, and a substantial conservatory extension. The **GARDEN** is a low maintenance sun trap with flower beds, offering a serene spot for outdoor relaxation. The **LOFT** is boarded with a pull-down ladder and a Velux window, providing extra storage space.

The location of the property is nothing short of **IDEAL**, with public transport links, nearby schools, local amenities, and parks within walking distance. This home is perfect for those who want to live in a vibrant community with everything at their fingertips. A viewing is **HIGHLY** recommended by the agent to fully appreciate what this substantial home has to offer!

Tel: 0113 257 6198

## LIVING ROOM

12'3" x 13'5" (3.74 x 4.11m)

## DINING KITCHEN

15'3" x 8'9" (4.65 x 2.68m)

## CONSERVATORY

14'11" x 9'0" (4.56 x 2.75m)

## LANDING

## BEDROOM ONE

9'8" x 11'8" (2.96 x 3.58m)

## BEDROOM TWO

9'3" x 10'6" (2.83 x 3.21m)

## BEDROOM THREE

5'2" x 7'3" (1.58 x 2.23m)

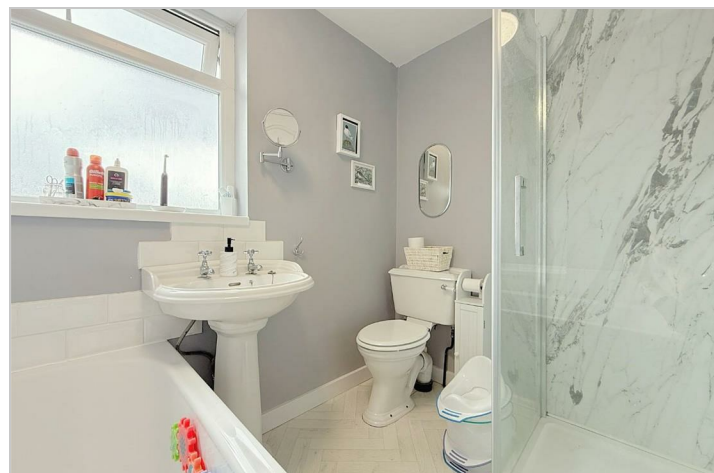
## BATHROOM

7'6" x 6'5" (2.30 x 1.96m)

## GARAGE

## DRIVE & CARPORT

## GARDENS



Road Map



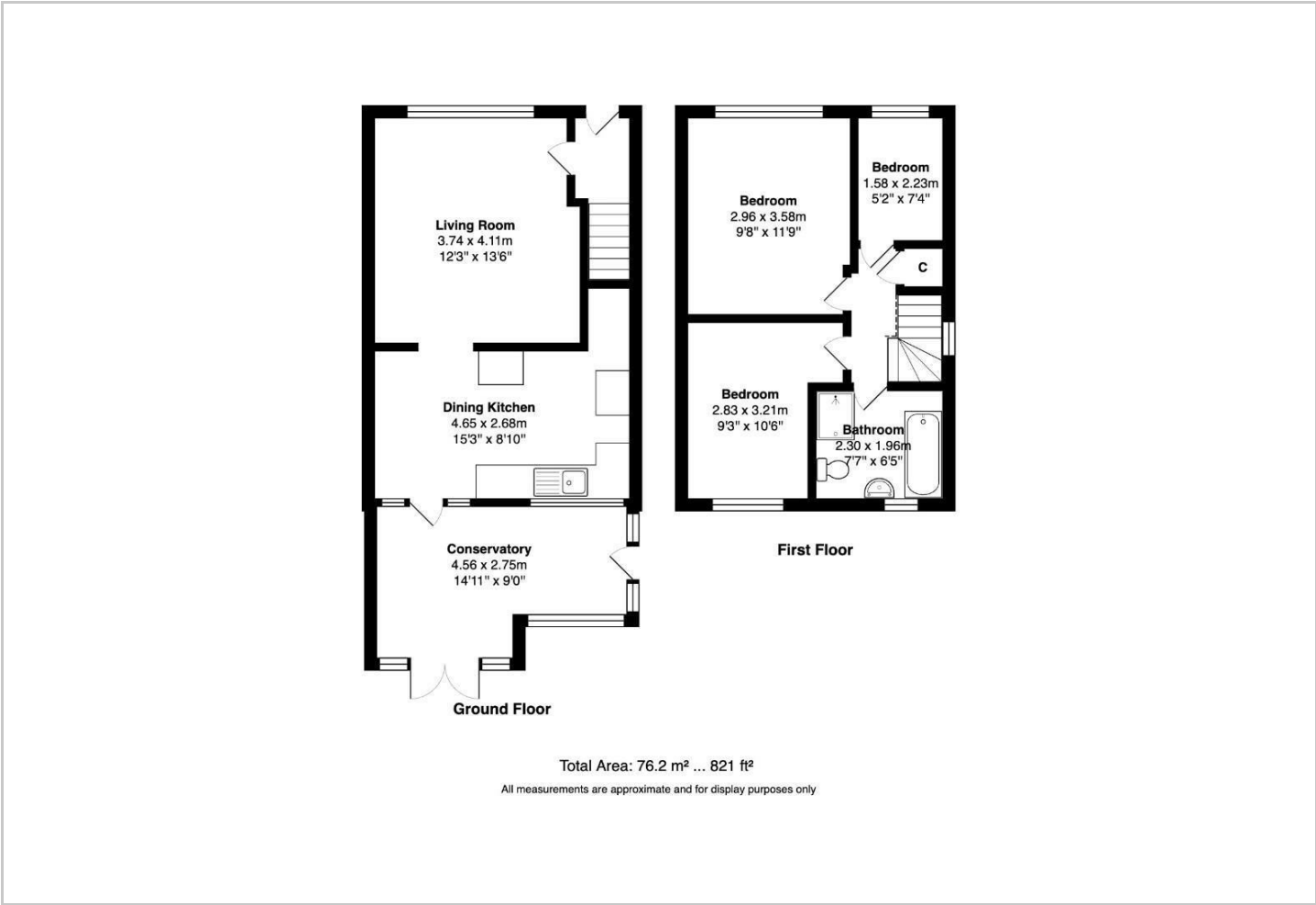
Hybrid Map



Terrain Map



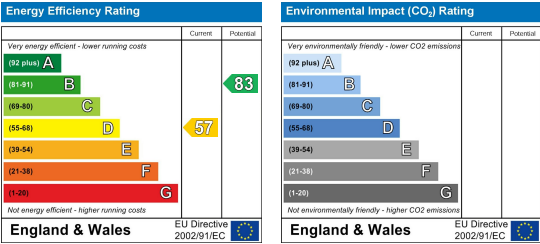
Floor Plan



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.