

HUNTERS®

HERE TO GET *you* THERE



Swinnow Gardens

Bramley, LS13 4PQ

£240,000



Council Tax: B



42 Swinnow Gardens

Bramley, LS13 4PQ

£240,000



- A splendid semi detached
- Three Bedrooms
- Sought-after urban location
- Open-plan reception room
- Modern kitchen with dining area
- Landscaped garden
- Fresh bathroom
- Gas central heating
- PVC double glazing
- Drive & Garage

A semi-detached house in excellent condition, ideally located in a sought-after urban area, brimming with nearby amenities, schools, and public transport links. The property is perfect for first-time buyers and families alike, offering a convenient and comfortable lifestyle.

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As you enter, you are greeted by a front PORCH that leads into the welcoming entrance hallway, setting a warm and inviting tone for the rest of the house. The property boasts one open reception room, featuring an open-plan design, connecting the dining area, with a stylish grey laminated wood floor and ceiling coving, providing a perfect space for relaxation or entertaining guests.

The house comprises of THREE bedrooms; two spacious doubles and a single, which can also serve as a home office, perfect for the current work from home trend. The master bedroom comes complete with built-in wardrobes, providing ample storage space.

A modern KITCHEN holds a host of features such as modern storage units, an induction hob, integrated oven, and space for a washer and dishwasher. It also houses an understairs cupboard and a dining area with space for a table and chairs. Sliding doors lead you to a beautifully landscaped garden, offering the perfect spot for outdoor dining or relaxing in the sun.

The property includes a BATHROOM equipped with a fresh white suite, a heated towel rail, a vanity sink, tiled walls, and a mains shower, ensuring a luxurious and refreshing experience.

Unique features such as drive & GARAGE, PVC double glazing, gas central heating, and loft storage space add to the appeal of this lovely home. This property truly offers a beautiful blend of style, comfort, and convenience. The outdoor space includes a landscaped garden with ASTRO turf and decking, perfect for outdoor entertaining and alfresco dining.

The well-regarded Pudsey/Bramley area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

PORCH

ENTRANCE HALL

LIVING ROOM

26'10" x 11'9" max (8.20 x 3.60 max)

KITCHEN

13'4" x 7'8" (4.07 x 2.34)

BEDROOM

14'7" x 8'11" (4.47 x 2.72)

BEDROOM TWO

11'7" x 8'11" (3.55 x 2.72)

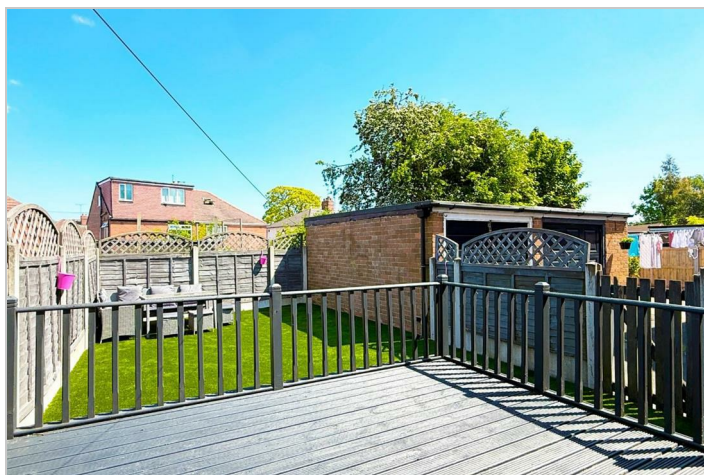
BEDROOM THREE

10'2" x 5'11" (3.10 x 1.82)

BATHROOM

6'8" x 5'4" (2.05 x 1.64)

GARAGE



Road Map



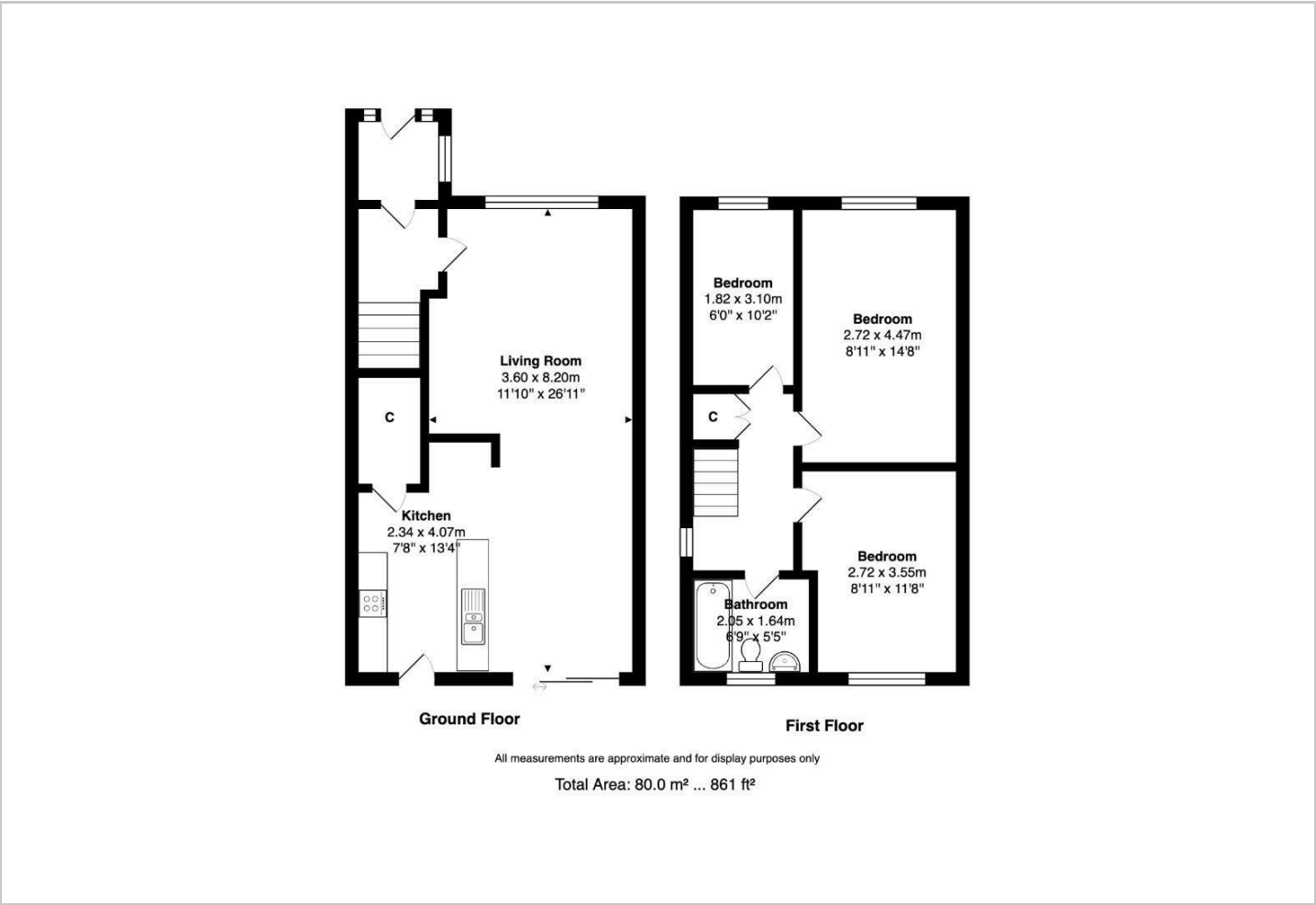
Hybrid Map



Terrain Map



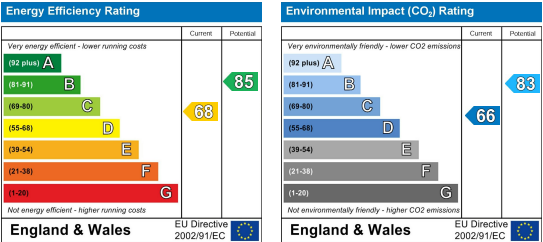
Floor Plan



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.