

HUNTERS®

HERE TO GET *you* THERE



Rossefield Terrace

Bramley, Leeds, LS13 3SD

£220,000



Council Tax: A



47 Rossefield Terrace

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£220,000



- Substantial three bedroom home
- Contemporary open-plan kitchen
- Landscaped garden with garden bar
- Large extension with central heating
- Three charming bedrooms
- Spacious living room with electric fireplace
- Gorgeous finish throughout
- Two spa-like bathroom suites
- Fantastic location with nearby schools and amenities
- Perfect for couples and families - NO ONWARD CHAIN

This GORGEOUS THREE-bedroom home, boasting a CONTEMPORARY open-plan kitchen flowing into a spacious reception room with large CONSERVATORY extension, TWO luxurious bathrooms, and a landscaped garden with a BAR, all nestled in a prime location with excellent amenities and transport links. NO ONWARD CHAIN.

Welcome to this IMMACULATE house that's currently on the market. Crafted with a keen eye for detail, this property is an embodiment of homely charm and MODERN comfort. Nestled within a SIZEABLE PLOT, the house offers a plethora of unique features and is ideally suited for families and couples alike.

As you step inside, you'll be greeted by a spacious ENTRANCE hall to hang coats and flows into a contemporary OPEN-PLAN KITCHEN. With hi-gloss wall and base units, an integrated oven, a gas hob, and under cupboard lighting, it is a culinary enthusiast's dream come true. The kitchen also boasts a DINING SPACE, creating a wonderful setting for family meals and entertaining guests. The property also features well-sized LIVING ROOM adorned with a warming electric fireplace and lovely decor. It's a perfect space to accommodate your family for those cosy evenings.

The home's charm extends outside with a beautifully presented CONSERVATORY EXTENSION. It's a large, second space with power, central heating, and French doors leading to the landscaped, low-maintenance GARDEN. The garden comes with a functional BAR, boasting power for a fridge and projector - perfect for summer entertaining.

The house comprises THREE BEDROOMS. The main bedroom is a well-sized, light-filled double room with a garden outlook that truly brings the outside in. The second bedroom, another large double, offers plush carpets and ample space for furniture, providing a comfortable retreat. The third bedroom, a versatile space, could serve as a large single room or a potential HOME OFFICE.

The property benefits from TWO BATHROOMS. The accessible GROUND FLOOR bathroom is a luxurious, SPA-LIKE suite with a walk-in rain shower and heated towel rail. The first-floor HOUSE BATHROOM features a brilliant white suite, gorgeous tiles, and a dynamic light-up mirror, adding a touch of elegance.

Situated with EXCELLENT public transport links, nearby schools, local amenities, and within walking distance to Bramley shopping centre, this property is in a prime location. The council tax band for this property is A. With so much to offer, this house could be your dream home. We strongly advise to book a viewing to see what this home truly has to offer!

Tel: 0113 257 6198

ENTRANCE HALL

13'2" x 11'9" (4.03 x 3.59m)

BATHROOM - GROUND FLOOR

6'7" x 5'6" (2.02 x 1.69m)

KITCHEN DINER

15'5" x 9'5" (4.72 x 2.89m)

LIVING ROOM

13'5" x 15'6" (4.10 x 4.74m)

CONSERVATORY

13'7" x 8'8" (4.15 x 2.65m)

LANDING

BEDROOM ONE

11'6" x 9'4" (3.51 x 2.87m)

BEDROOM TWO

7'8" x 15'7" (2.35 x 4.77m)

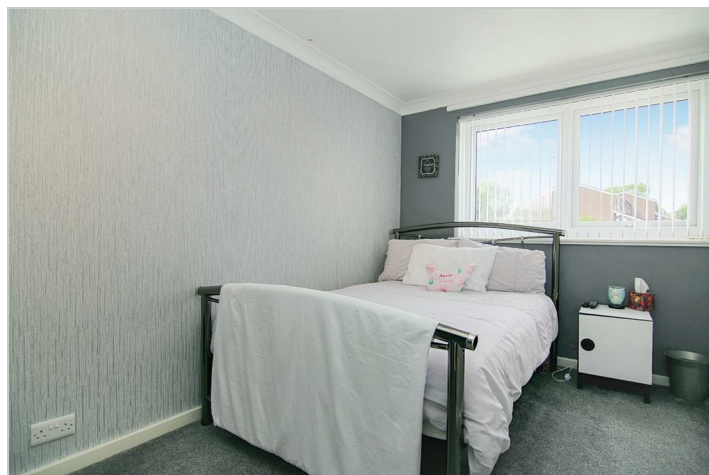
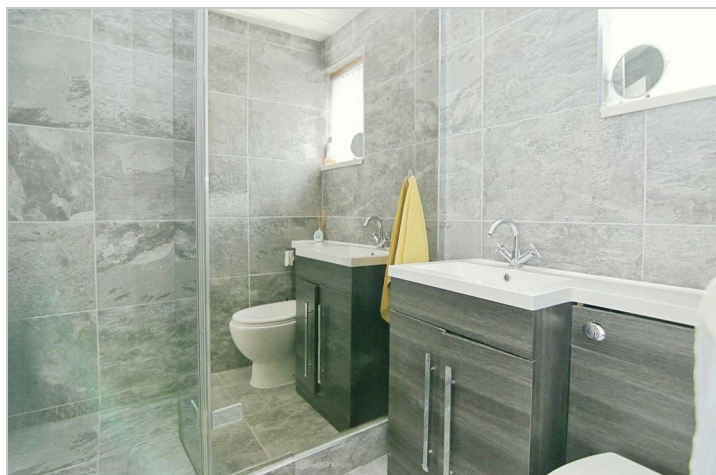
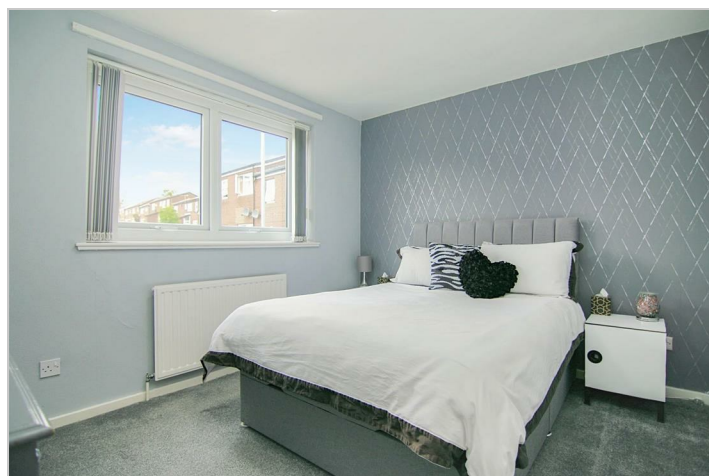
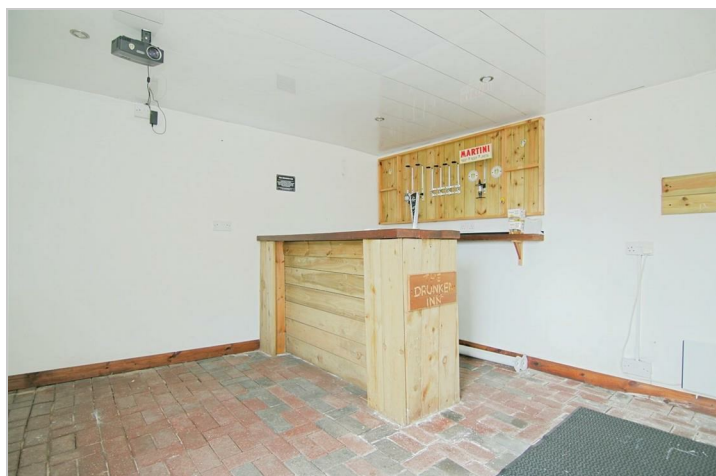
BEDROOM THREE

9'8" x 9'4" (2.95 x 2.87m)

BATHROOM - FIRST FLOOR

6'6" x 5'7" (1.99 x 1.71m)

BAR



Road Map



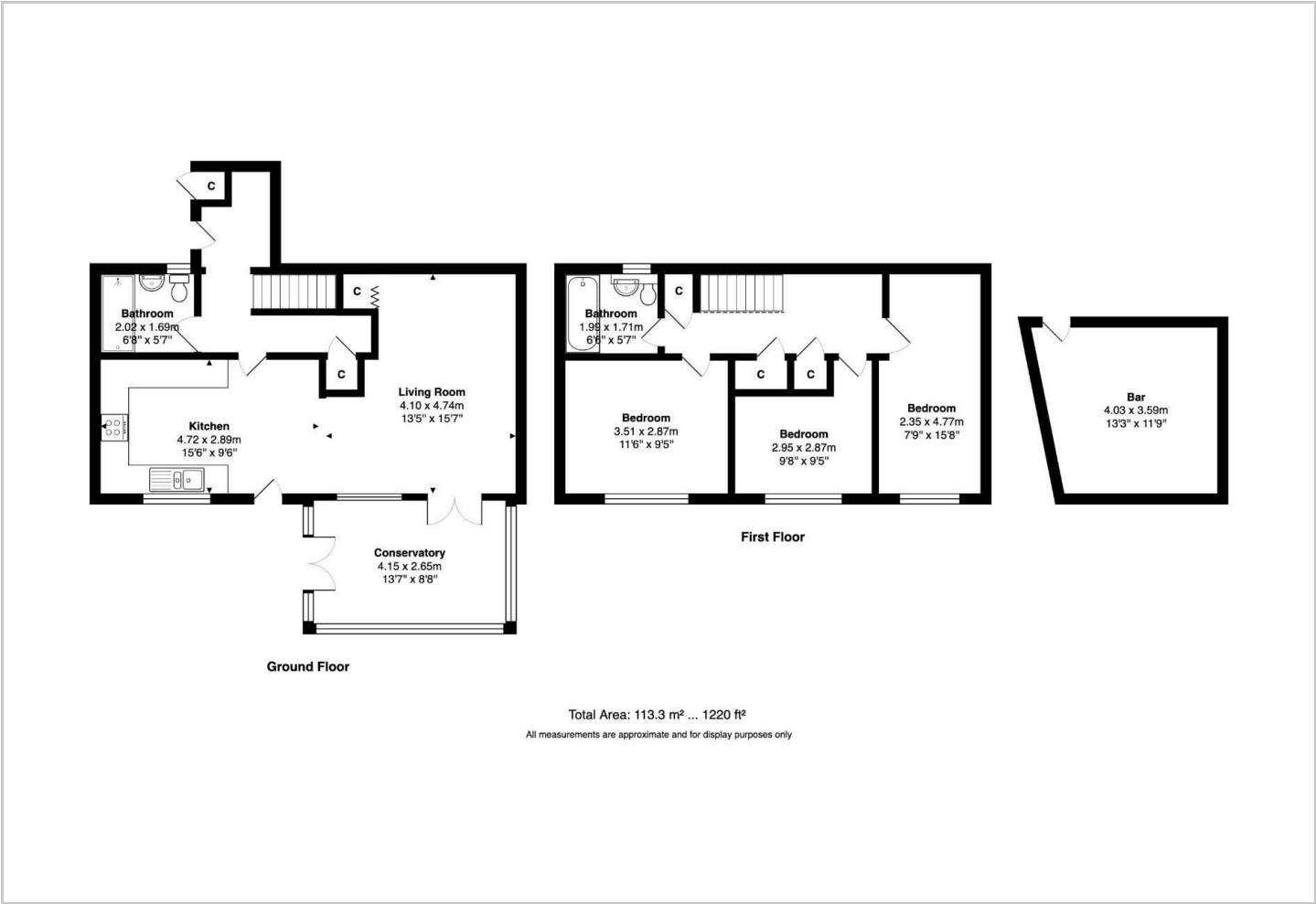
Hybrid Map



Terrain Map



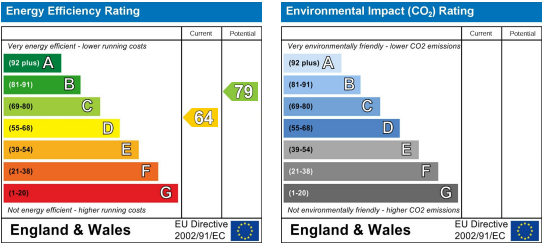
Floor Plan



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.