

HUNTERS®

HERE TO GET *you* THERE



Harley Court

Bramley, Leeds, LS13 4QJ

Chain Free £220,000



Council Tax: B



14 Harley Court

Bramley, Leeds, LS13 4QJ

Chain Free £220,000



- CHAIN-FREE SALE!
- Charming end terrace home
- Three bedrooms plus additional loft room
- Contemporary kitchen diner with pantry
- Quiet cul-de-sac with easy Leeds commute
- Well-presented living room
- Low maintenance garden with decking
- Spa-like bathroom suite
- Parking off-street on block paved drive
- Nearby local amenities, schools and parks

Calling all first-time buyers, couples and families! Welcome to this GORGEOUS END TERRACE home, currently listed for sale. This THREE BEDROOM property is well-presented and is in an ideal location with easy access to public transport links, local amenities, nearby schools, parks and an easy commute to LEEDS, all while being tucked away in a QUIET CUL-DE-SAC.

This property is a standout for several reasons. Notably, it offers an OCCASIONAL LOFT ROOM, accessible from the second bedroom via a pull-down ladder, currently used as an additional DOUBLE bedroom fitted with power, central heating, and light with additional eaves storage and a Velux window. This unique feature, along with OFF-STREET PARKING and a low maintenance garden, truly sets it apart from the rest!

Inside, the home offers a well-presented LIVING ROOM, filled with natural light and featuring a modern radiator and a feature gas fire. The CONTEMPORARY KITCHEN is equipped with modern wall and base units with brushed steel handles, and a large understairs PANTRY. The dining space also flows nicely through patio doors to an elevated DECKING area to bask in the sunshine during the summer months.

The BEDROOMS are equally impressive. The main bedroom situated at the front of the home boasts deep FITTED WARDROBES and plush grey carpets, while the second double bedroom offers lovely ELEVATED VIEWS and access to the LOFT ROOM. The third bedroom, a great single room, could serve as a potential HOME OFFICE or a cute nursery.

The SPA-LIKE BATHROOM is designed with modern grey tones, featuring a bath with an overhead shower, an extractor fan, and a frosted window for privacy.

This home is in council tax band B and is in EXCELLENT CONDITION, ready to welcome its new owners. Do not miss this incredible opportunity to own a beautiful home in a fantastic location!

ENTRANCE HALL

LIVING ROOM

KITCHEN

LANDING

BATHROOM

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

LOFT ROOM

GARDENS & DRIVE



Road Map



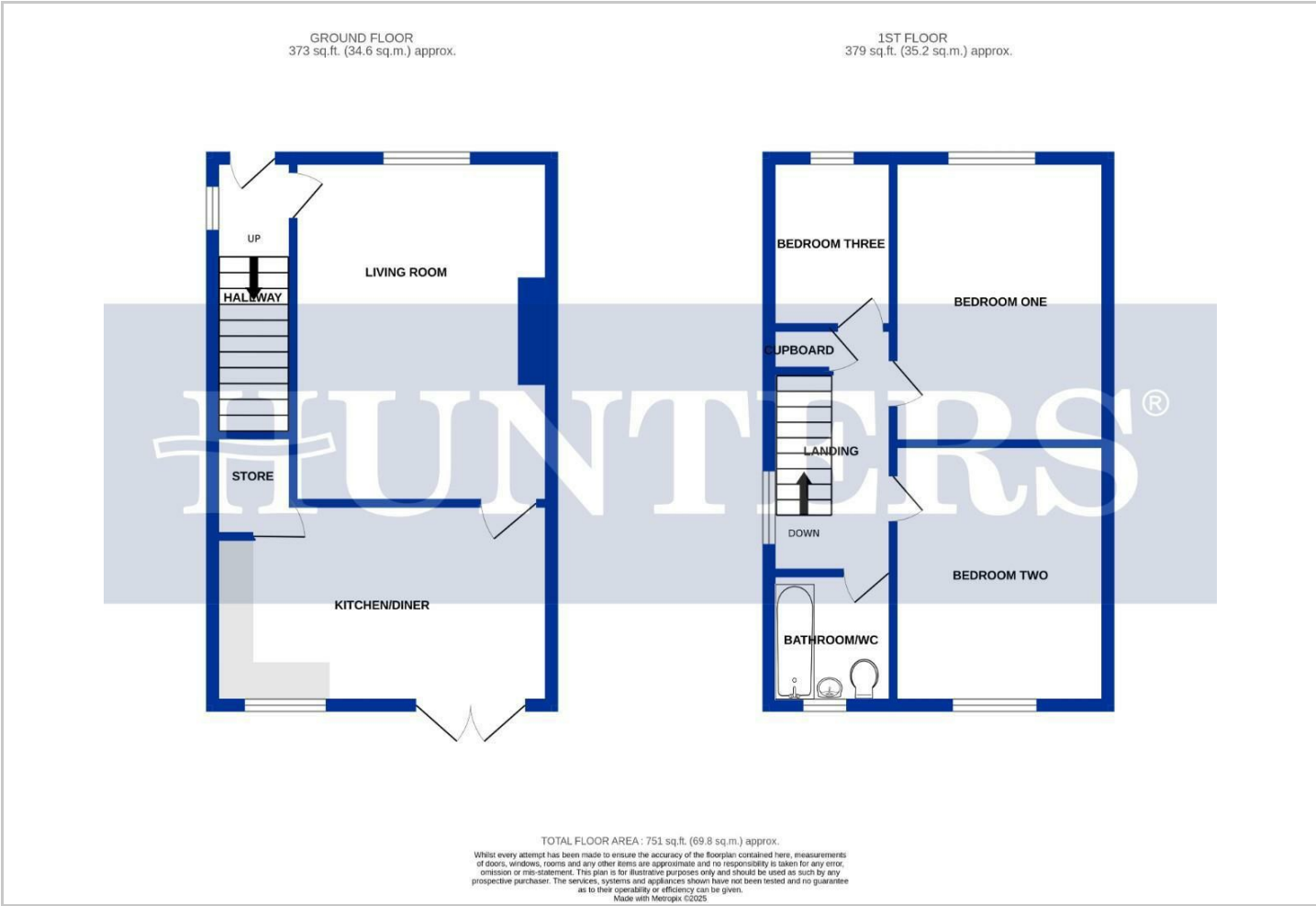
Hybrid Map



Terrain Map



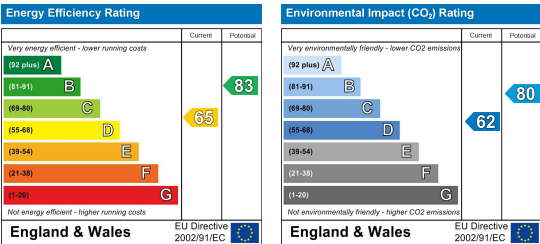
Floor Plan



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.