

# HUNTERS®

HERE TO GET *you* THERE



Sunnyside Road

Bramley, Leeds, LS13 4DS

Chain Free £180,000



Council Tax: B



# 31 Sunnyside Road

Bramley, Leeds, LS13 4DS

Chain Free £180,000



- CHAIN-FREE SALE!
- Substantial end terrace
- Scope for personalisation
- Three charming bedrooms
- Functional kitchen and bathroom
- Private gardens with garage and external store
- Plenty of off-street parking
- Blank canvas for own vision
- Superb location with nearby transport links
- Ideal for property developers, investors and first-time buyers alike!

Located on a quiet CUL-DE-SAC, this charming END TERRACE house offers a fantastic opportunity for first time buyers, investors, or property developers looking for a home to make their own. Set just a short distance from Bramley station and with easy access to the Ring Road for Leeds & Bradford commuters, convenience truly meets comfort here.

Neutrally decorated throughout, this THREE BEDROOM home provides a wonderful BLANK CANVAS for your personal touch. Step into the large family reception room, where dual aspect windows fill the space with sunshine, creating a warm and welcoming atmosphere. There's plenty of room to accommodate both seating and dining, and a cosy gas fire makes it perfect for relaxing evenings in.

The functional galley KITCHEN comes complete with an understairs pantry and rear access to the private garden. There's exciting POTENTIAL to open and create a kitchen diner or to extend (SSTP), making it ideal for those looking to design their vision.

The main bedroom enjoys fabulous front ELEVATED VIEWS and handy fitted wardrobes, while the second double bedroom also benefits from FITTED STORAGE and delightful garden outlooks. A versatile third bedroom would make a lovely nursery, HOME OFFICE, or guest space. The BATHROOM features a functional white suite with bath and overhead shower, frosted window, and offers scope for further personalisation.

Outside, you'll find a PRIVATE GARDEN and elevated views, along with a GARAGE and multiple spaces for OFF-STREET PARKING — a rare find for family living or entertaining. With scope to personalise and even the potential to extend into the loft, this home is bursting with possibilities in a sought-after location. A viewing is HIGHLY ADVISED by the agent to see what this home has to offer!

## EMTRANCE HALL

## LIVING ROOM

11'5" x 24'0" (3.50 x 7.33m)

## KITCHEN

6'11" x 8'3" (2.11 x 2.54m)

## LANDING

## BEDROOM ONE

8'5" x 13'11" (2.57 x 4.25m)

## BEDROOM TWO

8'5" x 9'10" (2.57 x 3.02m)

## BEDROOM THREE

6'0" x 8'1" (1.83 x 2.48m)

## BATHROOM

5'10" x 5'5" (1.80 x 1.66m)

## GARAGE

8'5" x 16'1" (2.58 x 4.92m)

## EXTERNAL STORE

3'6" x 18'3" (1.08 x 5.57m)

## GARDENS AND DRIVE



Road Map



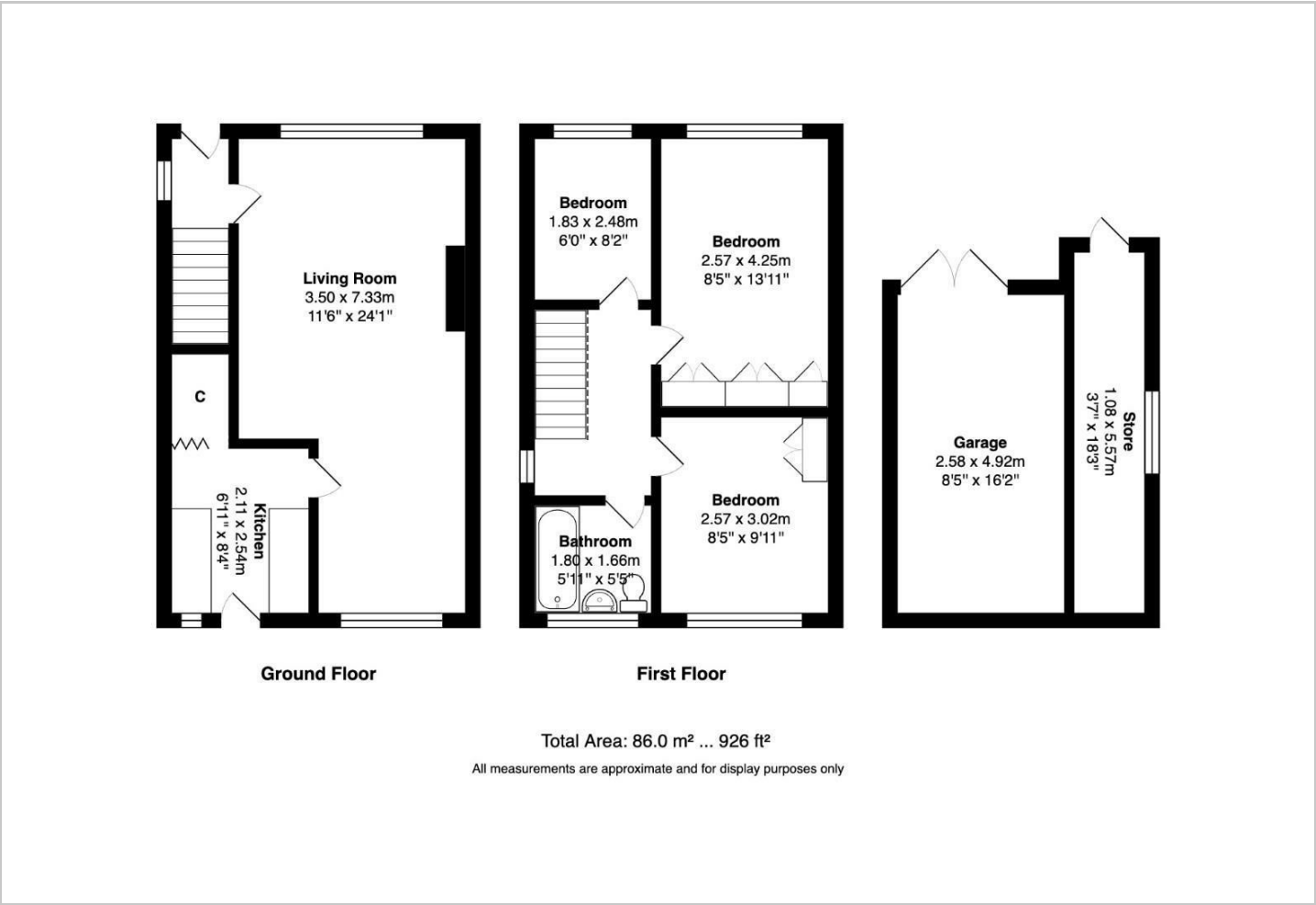
Hybrid Map



Terrain Map



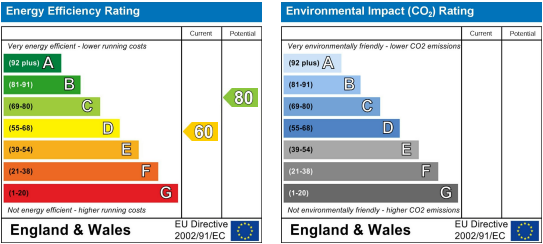
Floor Plan



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.