

HUNTERS[®]

HERE TO GET *you* THERE



Bobbin Row

Leeds, LS12 4FJ

Offers Over £180,000



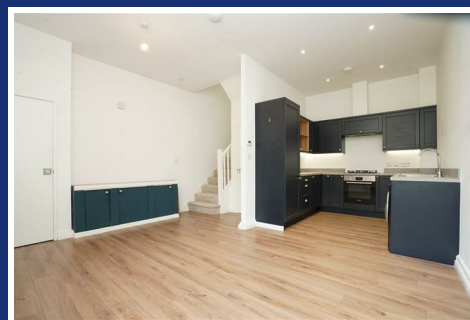
Council Tax: B



39 Bobbin Row

Leeds, LS12 4FJ

Offers Over £180,000



- End Stone terraced
- No onward chain
- Two generous bedrooms
- Spacious open-plan living
- Double and single bedrooms
- Generous wrap-around garden
- Excellent public transport links
- Allocated and guest parking
- Insulated garden room
- Perfect first home

Introducing this well-presented end stone terrace house built as part of the Wortley Beck Mill conversion, offered for sale with no onward chain and ideally positioned within a sought-after location that benefits from excellent public transport links, access to local amenities, tranquil green spaces, and an abundance of picturesque walking and cycling routes. The property is in good condition throughout and offers a contemporary lifestyle, ideally suited to first time buyers or investors.

The house features a spacious open plan living arrangement, seamlessly combining the living area with a dedicated dining space. This area also includes a modern fitted kitchen equipped with ample storage units, quality worktops with an integrated sink, an electric oven/grill, a fridge/freezer, and provision for a washer—making it both stylish and practical.

There are TWO bedrooms: a comfortable double and a versatile single, which could be used as a convenient home office. The modern BATHROOM is fitted with a white suite and includes a shower over the bath, creating a fresh and inviting space for daily routines.

A standout feature of the property is the generous WRAP ROUND garden, which is mainly laid to lawn and boasts an insulated timber garden room—ideal for relaxing, entertaining, or working from home. Further advantages include double glazing, gas central heating, and integrated appliances.

Allocated parking is provided, with additional guest parking available. This attractive home truly represents an excellent opportunity to secure a desirable property in a popular area. Early viewing is recommended.

The location is ideal to link with the Ring Road which provides direct access to the motorway network and Leeds city centre. The Bramley railway station and the supermarket is a short drive away, perfect for daily shopping needs and to commute to both Leeds & Bradford.

Tel: 0113 257 6198

OPEN PLAN LIVING/KITCHEN/DINER

19'1" x 15'5" (5.83m x 4.72m)

DOWNSTAIRS WC

4'9" x 3'10" (1.45m x 1.17m)

BEDROOM ONE

12'3" x 8'3" (3.75m x 2.53m)

BEDROOM TWO

8'6" x 6'0" (2.60m x 1.85m)

BATHROOM

8'5" x 6'2" (2.59m x 1.88m)



Road Map



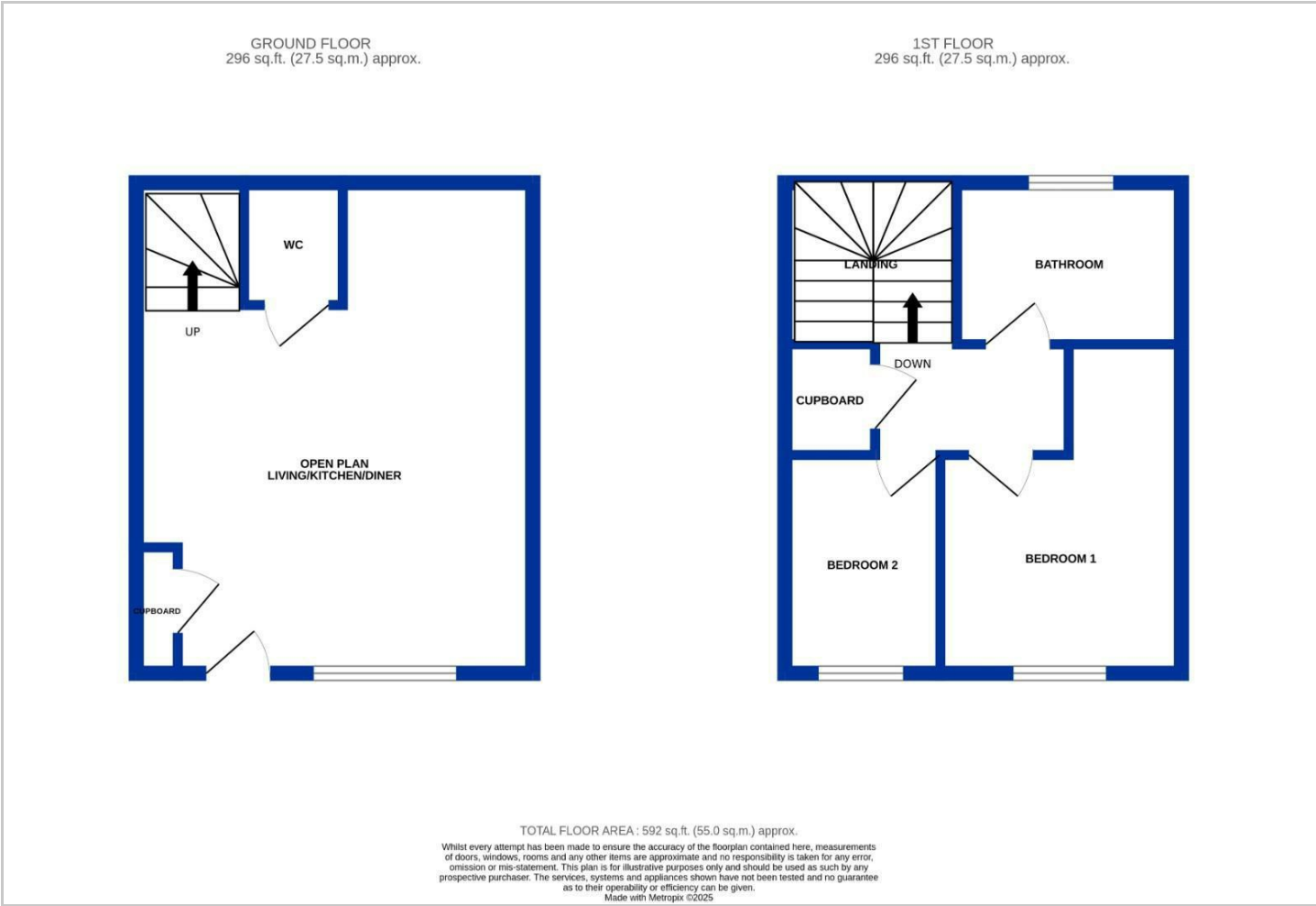
Hybrid Map



Terrain Map



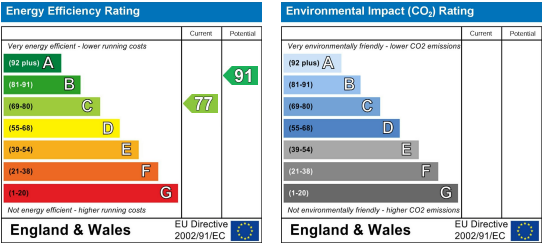
Floor Plan



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.