

HUNTERS®

HERE TO GET *you* THERE



Swinnow Close

Bramley, LS13 4NF

£190,000



Council Tax: B



126 Swinnow Close

Bramley, LS13 4NF

£190,000



- Immaculate two-bedroom home
- Bright contemporary kitchen with integrated oven
- Inviting reception room with french doors and plush carpet
- South-facing garden and decking
- Two generous bedrooms, both tastefully decorated
- Modern downstairs W/C for added everyday convenience
- Private driveway parking
- Peaceful, well-connected location with no through traffic
- Move-in ready - ideal for first-time buyers and downsizers!
- Council tax band 'B', EPC score: C

Welcome to this IMMACULATE TWO-bedroom home—ready and waiting for you to move straight in! Whether you're a first-time buyer, looking to invest, or seeking to downsize, this home provides the perfect haven in a peaceful, WELL-CONNECTED neighbourhood with no through traffic and superb access to public transport links.

As you enter, you're greeted by a bright and welcoming CONTEMPORARY KITCHEN, thoughtfully designed to combine style with everyday functionality. The space is flooded with natural light, enhancing the sleek, high-gloss handleless units that give the room a clean, MODERN feel. An integrated oven and generous storage options make cooking and organisation effortless. For added practicality, the ground floor also benefits from a modern DOWNSTAIRS W/C.

The inviting LIVING ROOM is truly the heart of the home, boasting beautiful décor, soft carpet flooring, and space to accommodate the whole family. FRENCH DOORS open directly onto the SOUTH-FACING decking, making indoor-outdoor living a breeze and filling the room with natural light.

Upstairs, both BEDROOMS are generously sized. The front bedroom could easily become the main bedroom, offering tasteful décor, dual windows for lovely natural light, and ample space. The second bedroom, currently the main, overlooks the private rear garden and features a built-in wardrobe along one wall—ideal for your storage needs. The calming BATHROOM features modern tiling, a soothing bath with an over-shower, and a heated towel rail for the ultimate comfort.

Outside, the delightful south-facing GARDEN is lawned and private, with plenty of room for relaxing or entertaining. At the front, a private DRIVE provides that all-important off-street PARKING. Don't miss this immaculate, move-in ready home in a location that combines tranquillity and fantastic connectivity. Book your viewing today to see all it has to offer!

LOCATION - Bramley, Leeds, offers a great mix of suburban comfort and city convenience, just four miles from the heart of Leeds with excellent bus and rail links, plus quick access to the ring road and nearby motorways. Housing ranges from stylish modern apartments to charming Victorian terraces and spacious semi-detached homes, catering to every stage of life. The area is rich in green spaces, including Bramley Park, Bramley Fall Woods, and the Leeds–Liverpool Canal towpath—perfect for walking, cycling, and family outings. A thriving high street, supermarkets, leisure centres, pubs, and cafés give Bramley a lively yet welcoming atmosphere, while the community's strong local spirit is reflected in its many events and activities. Whether you're a first-time buyer, a family looking for room to grow, or someone wanting a well-connected base with a friendly vibe, Bramley is a place you'll be proud to call home.

Tel: 0113 257 6198

KITCHEN

12'4" x 8'11" (3.77m x 2.74m)

LIVING ROOM

14'9" x 12'4" (4.50m x 3.77m)

WC

BEDROOM ONE

12'4" x 8'11" (3.77m x 2.73m)

BEDROOM TWO

11'3" x 7'2" (3.44m x 2.19m)

BATHROOM



Road Map



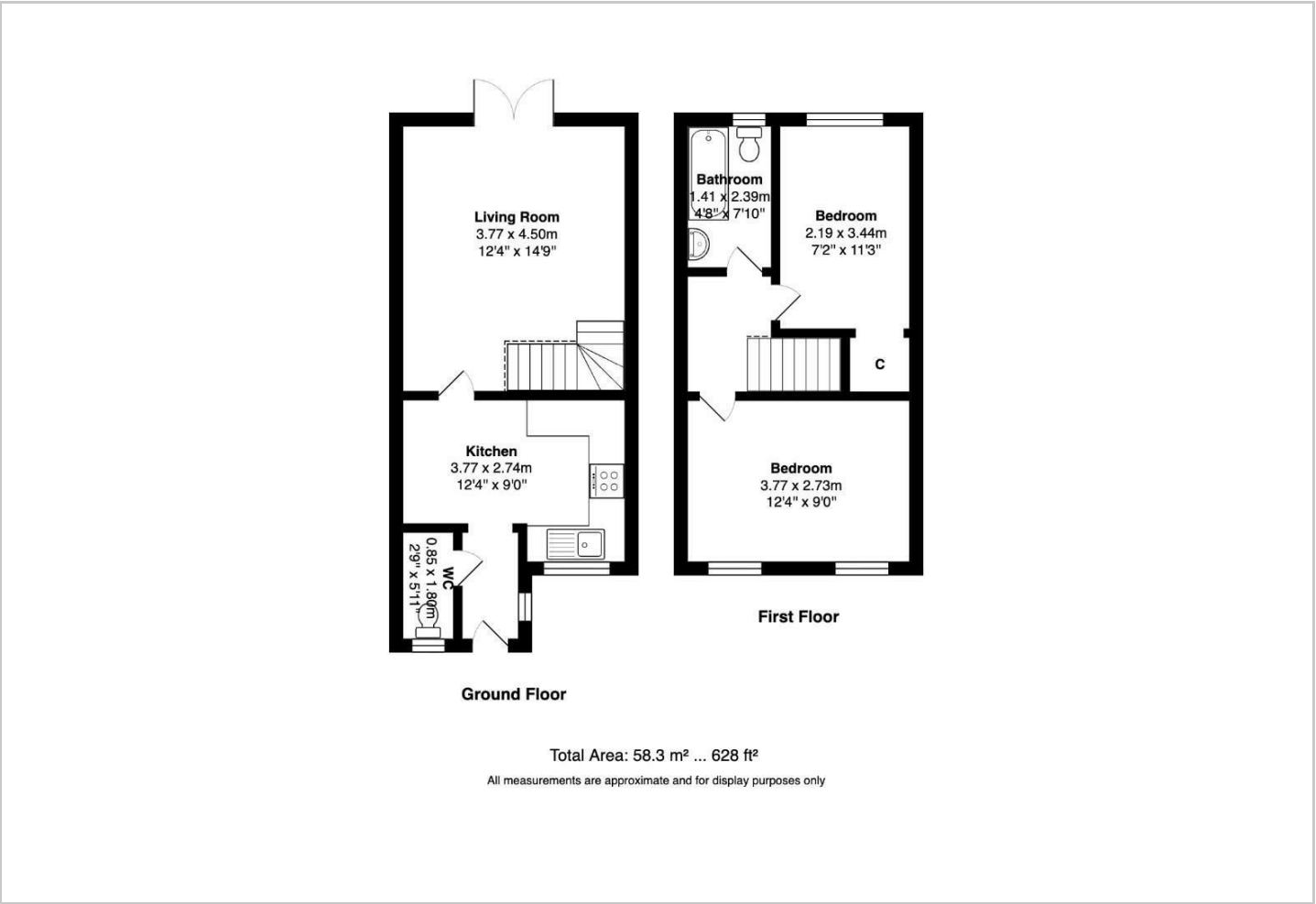
Hybrid Map



Terrain Map



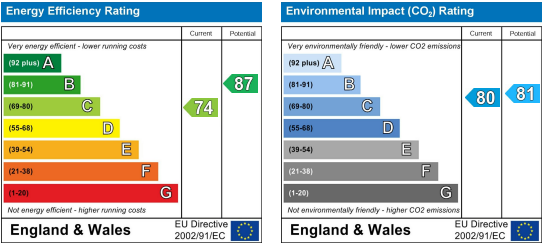
Floor Plan



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.