

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Harley Walk

Bramley, LS13 4PU

Offers In The Region Of £230,000



Council Tax: A



# 14 Harley Walk

Bramley, LS13 4PU

## Offers In The Region Of £230,000



- Thoughtfully extended family property
- Three generous double bedrooms
- Stylish shaker-style kitchen with pantry
- Peaceful cul-de-sac location
- Spacious, light-filled reception room
- Luxurious top-floor suite with ensuite
- Versatile dressing room or study area
- Private garden with outbuilding & storage
- Substantial accommodation - a must see!
- Off-street parking & Council Tax Band A

Welcome to this STUNNING home, immaculately presented and thoughtfully EXTENDED to create a truly delightful family home with THREE DOUBLE bedrooms. Tucked away in a peaceful cul-de-sac, the property offers a perfect mix of tranquil living and fantastic connectivity, with nearby schools, train stations, and a wealth of local amenities just a short stroll away, making it ideal for both first-time buyers and families alike!

Step inside and you'll immediately notice the inviting atmosphere, with a spacious RECEPTION ROOM at the heart of the home. Bathed in natural light, this carpeted room provides great space for DINING, relaxing, and enjoying time together. There's plenty of scope here for you to add your own personal touches, truly making it your own.

The KITCHEN is a real highlight, beautifully presented with shaker-style units, striking black accents, a herringbone floor design, and integrated oven and microwave. There's a handy understairs pantry and a convenient side door providing easy access to the garden.

Upstairs, you'll discover THREE generous DOUBLE BEDROOMS. The main suite occupies the entire top floor—a huge, versatile space featuring its own ENSUITE with rain shower, plus a useful DRESSING ROOM or STUDY area. On the first floor, the second bedroom enjoys lovely views over the garden and is tastefully decorated with abundant natural light, while the THIRD DOUBLE room currently serves as a charming nursery, showcasing the home's versatility.

The main BATHROOM features fresh white tiling, a bath with an over-shower, sunshine streaming from dual-aspect windows, and a heated towel rail—perfect for relaxing at the end of the day.

Outdoors, the private and secure GARDEN is ideal for families, with a brick built outbuilding and a handy lean-to offering abundant storage and a spot for your white goods. OFF-STREET PARKING rounds off the convenience of this ready-to-move-into home. With a council tax band of 'A', this property truly blends style and convenience and a RARE OPPORTUNITY to secure such a SUBSTANTIAL property —book your viewing today!

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

11'11" x 7'4" (3.65m x 2.26m)

## LIVING ROOM

20'1" x 10'2" (6.14m x 3.11m)

## BEDROOM

11'4" x 10'11" (3.46m x 3.33m)

## BEDROOM

11'4" x 8'11" (3.46m x 2.72m)

## DRESSING ROOM / STUDY

7'7" x 4'0" (2.32m x 1.23m)

## BATHROOM

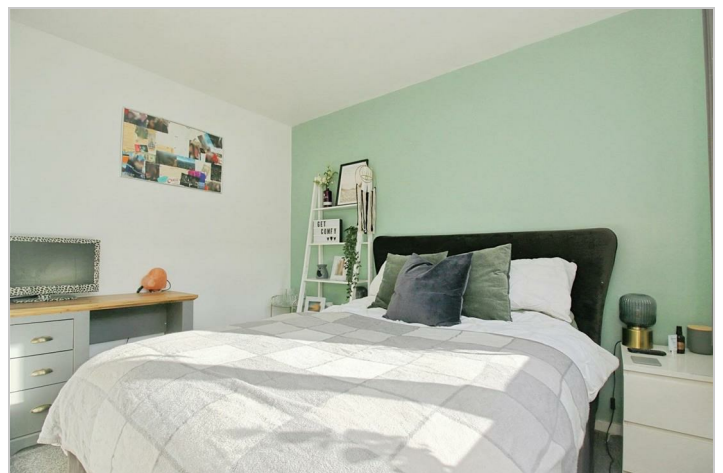
7'4" x 5'6" (2.26m x 1.68m)

## BEDROOM

17'9" x 14'2" (5.42m x 4.34m)

## EN-SUITE

6'3" x 5'3" (1.92m x 1.61m)



Road Map



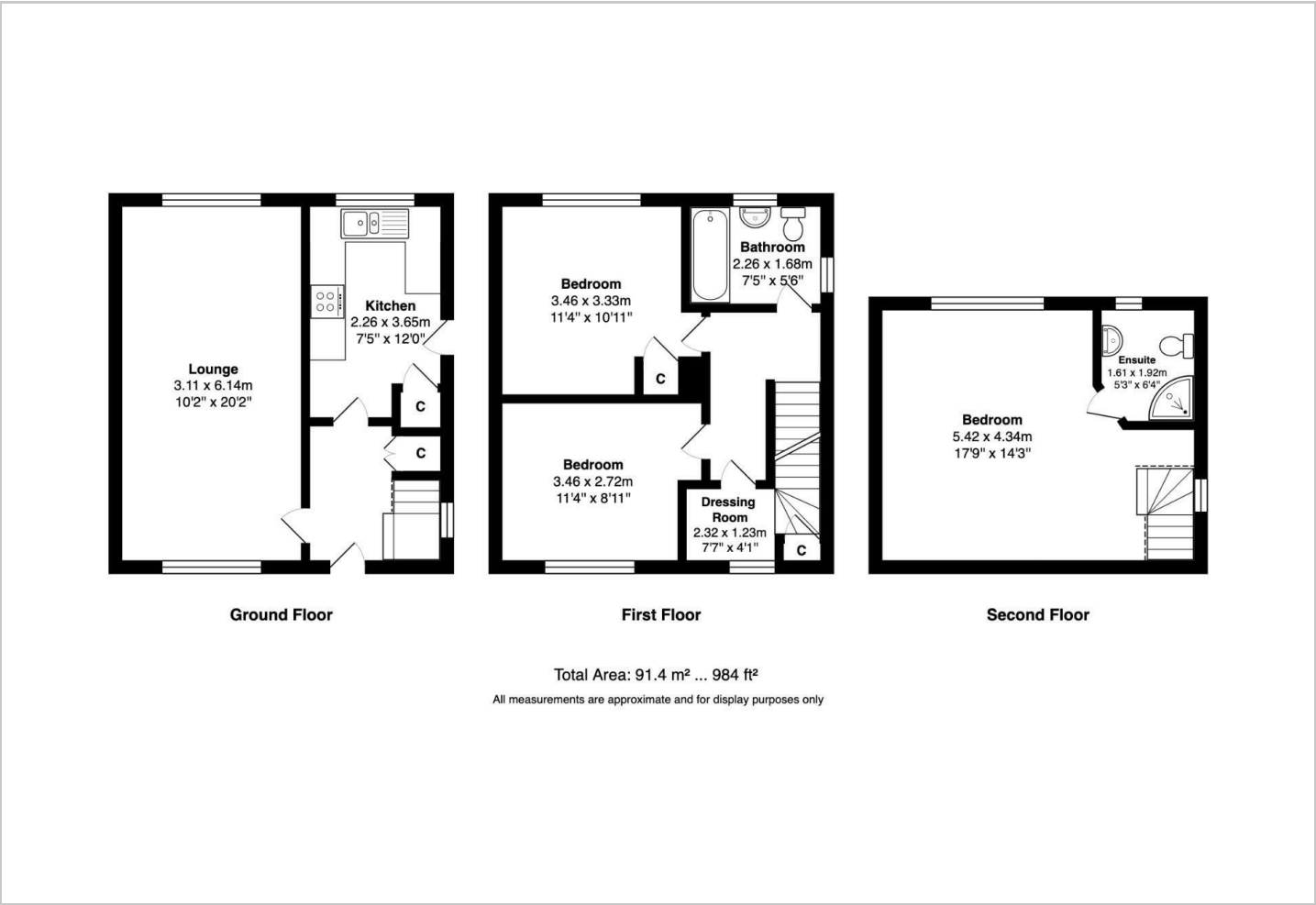
Hybrid Map



Terrain Map



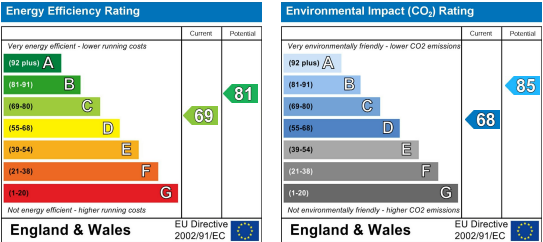
Floor Plan



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.