

# HUNTERS®

HERE TO GET *you* THERE



## Leeds & Bradford Road

Bramley, Leeds, LS13 3LF

Offers Over £200,000



Council Tax: B



# 593 Leeds & Bradford Road

Bramley, Leeds, LS13 3LF

## Offers Over £200,000



- CHAIN FREE SALE!
- Three bedroom blank canvas semi
- Generous corner plot position
- Bay-fronted lounge with log burner
- Kitchen diner with breakfast bar
- Four-piece modern bathroom
- Driveway and detached garage with power
- 'Ready to move in' finish throughout
- Well-connected location - ideal for families

Set on an impressive CORNER PLOT, this attractive THREE-bedroom semi-detached property offers generous living space inside and out. Available CHAIN FREE, it is move-in ready while presenting a great opportunity for buyers to add their own personal touches over time. Families will appreciate the wrap-around gardens, plentiful parking, and detached GARAGE, all positioned within a well-connected residential setting.

The welcoming entrance hall leads into a spacious lounge, where a charming bay window and cosy LOG BURNING STOVE create a relaxed ambience. To the rear, the well-planned kitchen/diner forms a sociable hub for everyday living. Stylish units, integrated cooking appliances, and a breakfast-bar peninsula provide practicality and comfort, while FRENCH DOORS open out to the garden, perfectly connecting the indoors with the outdoors.

Upstairs offers THREE comfortable bedrooms. The main bedroom sits at the front with a lovely bay window that takes advantage of an ELEVATED VIEW, along with ample room for wardrobes and furnishings. A second double bedroom at the rear enjoys a peaceful outlook over the garden, making it a calming retreat. The third bedroom is an adaptable space that would work well as a single room, dressing room, or HOME OFFICE, depending on your lifestyle. A modern four-piece BATHROOM suite with SEPERATE shower and bathtub completes the floor and caters brilliantly for family life.

The outside space is a true standout. The GARDEN wraps gracefully around the home, with a generous DRIVEWAY leading to the detached GARAGE, complete with power and lighting. The SIDE lawn is neatly bordered by mature hedging, providing a pleasant green outlook. To the rear, the low-maintenance garden is a real suntrap, designed for relaxing and entertaining. Built-in seating creates the PERFECT spot for hosting barbecues, summer gatherings, or simply enjoying a sunny afternoon with a cool drink in hand.

Well placed for local amenities, popular schools, and excellent transport links, this fantastic home strikes the perfect balance between comfort, convenience, and potential. READY to enjoy immediately, yet offering ample scope to shape and style to your own taste. A viewing is strongly encouraged to appreciate everything on 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.

\*The elevated image shown of the rear garden boundary is for illustrative purposes only and is intended as an impression of the property and its surroundings. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. All descriptions, measurements, and other details are provided as a general guide only and should be independently verified by prospective purchasers.

Tel: 0113 257 6198

#### KITCHEN/DINER

16'4" x 11'2" (4.98m x 3.42m)

#### LIVING ROOM

12'8" x 10'2" (3.88m x 3.12m)

#### BEDROOM ONE

13'6" x 10'6" (4.12m x 3.22m)

#### BEDROOM TWO

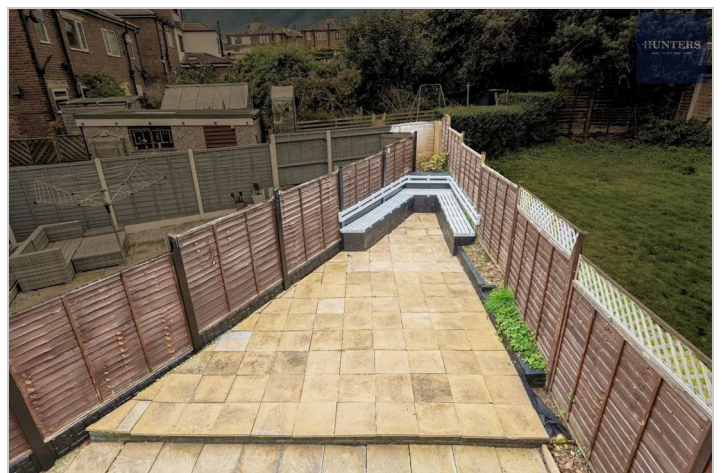
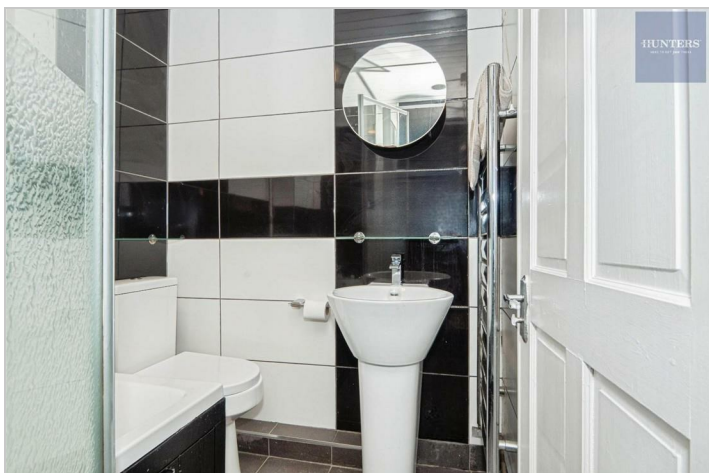
10'6" x 10'5" (3.22m x 3.18m)

#### BEDROOM THREE

7'8" x 7'8" (2.36m x 2.34m)

#### BATHROOM

7'8" x 5'1" (2.34m x 1.56m)



Road Map



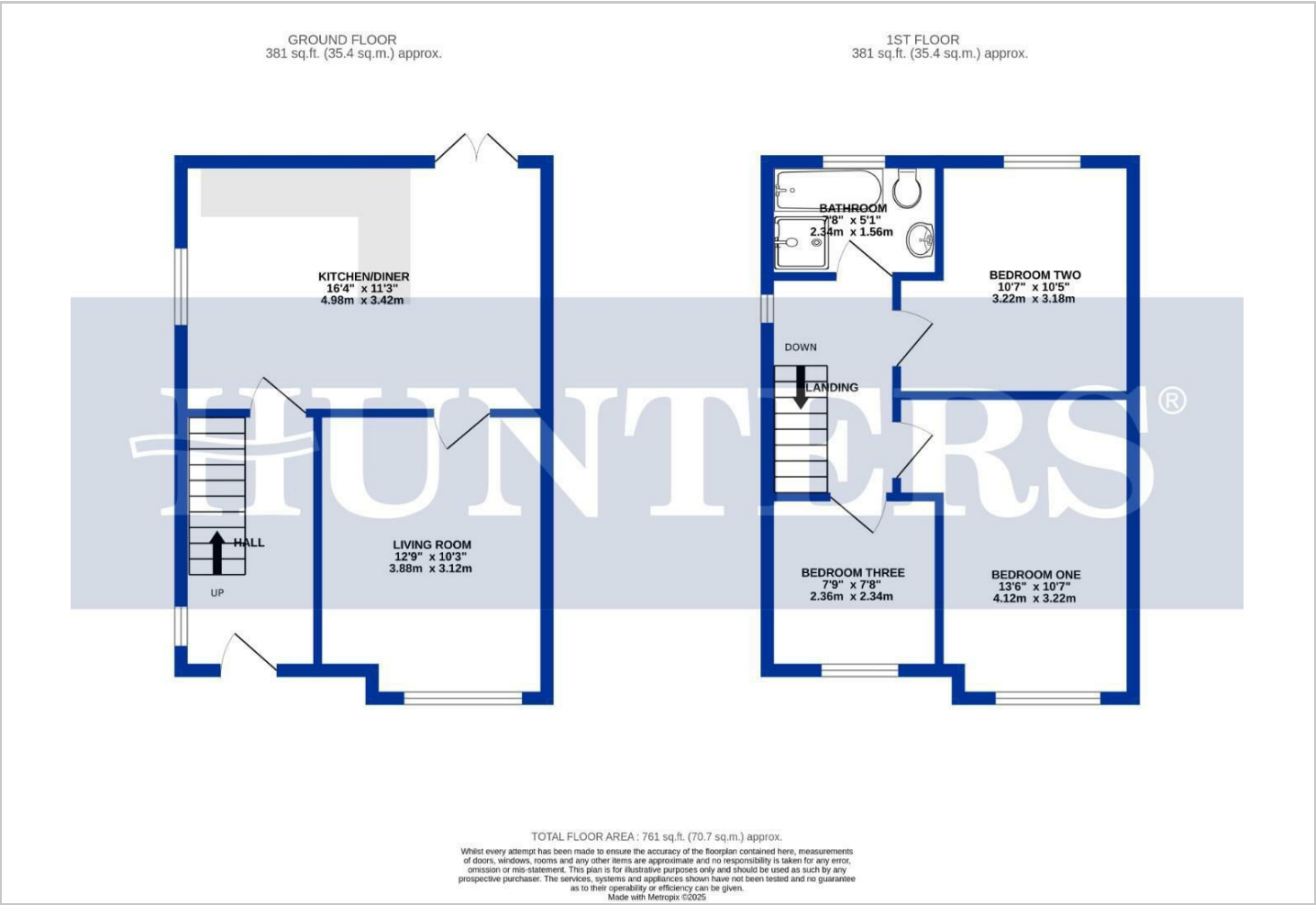
Hybrid Map



Terrain Map



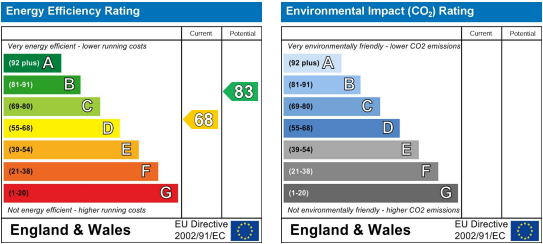
Floor Plan



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.