

HUNTERS[®]

HERE TO GET *you* THERE



Broad Lane

Bramley, Leeds, LS13 2HG

Guide Price £280,000



Council Tax: B



251a Broad Lane

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Guide Price £280,000



- Extended semi-detached home
- Well presented finish throughout
- Modern shaker-style kitchen
- South-facing garden with patio & astroturf
- Two bright reception rooms
- Contemporary bathroom with walk-in shower
- Three bedrooms — two doubles plus a single/study
- Excellent location near parks, schools & Bramley Station
- Detached garage accessed via Moorside Drive
- Council tax band 'B'

For sale is this SEMI-DETACHED home located in a well-connected area of Bramley, Leeds. The property is in good condition and has been thoughtfully EXTENDED to provide comfortable and versatile FAMILY living. With three bedrooms—two doubles and one single—the house is well suited to first-time buyers and families alike.

The ground floor offers TWO reception rooms. The front LIVING ROOM, measuring 12 x 16 ft, features neutral decor, plush carpets, a bow window, and double doors leading to a separate DINING ROOM, designed for both family gatherings and entertaining guests. The MODERN, extended KITCHEN includes Shaker-style wall and base units with brushed steel handles, an integrated oven, an understair pantry and direct access to the SOUTH-FACING garden.

Upstairs, the main bedroom at the front enjoys tasteful FITTED WARDROBES and is a good size, as is the double rear bedroom with a sunny garden outlook. The single bedroom, currently used as a HOME OFFICE, also offers flexibility for use as a dressing room or nursery. The BATHROOM includes a WALK-IN SHOWER, white suite, frosted window, and a timeless tiled design.

Outside, the landscaped, SOUTH-FACING GARDEN is designed to be low-maintenance with a patio and astroturf, making it suitable for relaxation or outdoor activities. At the end of the garden is a GARAGE with space for a car, accessible via Moorside Drive.

LOCATION - The location offers easy access to green spaces such as Bramley Falls Park, local schools, and a range of amenities on Bramley's high street. Bramley railway station is nearby, providing connections to Leeds city centre in under 15 minutes. There are also frequent bus services, making commuting convenient. The area is well-connected, and the proximity to schools and leisure facilities adds to the family appeal of this home. Council tax band B.

KITCHEN

20'3" x 7'1" (6.19m x 2.18m)

DINING ROOM

20'3" x 9'6" (6.19m x 2.92m)

LIVING ROOM

16'2" x 12'0" (4.93m x 3.67m)

BEDROOM ONE

12'9" x 8'9" (3.89m x 2.68m)

BEDROOM TWO

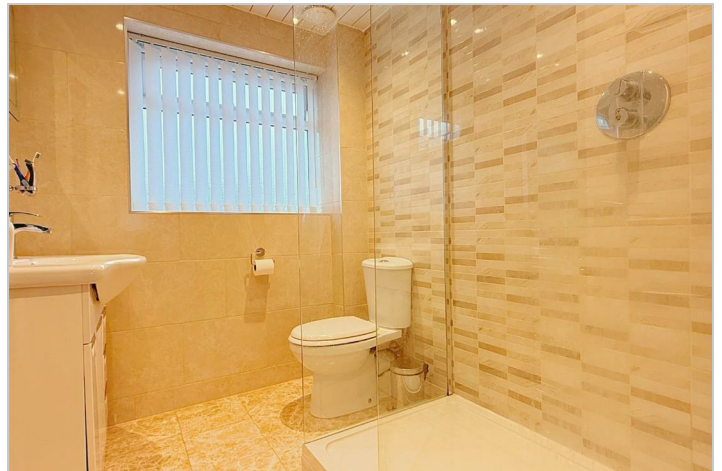
12'0" x 8'9" (3.66m x 2.68m)

BEDROOM THREE

7'3" x 5'11" (2.21m x 1.81m)

BATHROOM

8'7" x 5'11" (2.62m x 1.81m)



Road Map



Hybrid Map



Terrain Map



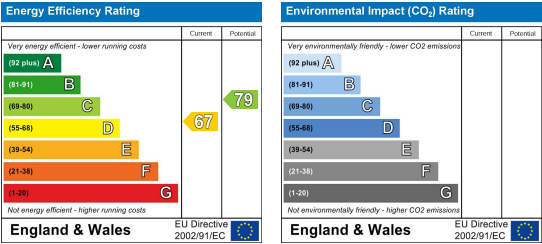
Floor Plan



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.