

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Holland Mount

Bramhope, Leeds, LS16 9BB

Offers Over £350,000



Council Tax: D



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## Entrance Hall

12'0" (max) - 5'0" (max) (3.66m (max) - 1.52m (max))

Radiator and stairs to the upper level.

## Lounge

15'0" (max) - 11'6" (max) (4.57m (max) - 3.51m (max))

Feature fireplace and radiator.

## Kitchen Dining Room

15'0" (max) - 12'10" (max) (4.57m (max) - 3.91m (max))

## Kitchen Area

Stainless steel sink with drainer, integrated fridge/freezer, also built in dish washer, washer dryer, fan oven, gas hob, and extractor hood, Combi boiler and a range of wall and floor units.

## Dining Area

Radiator and dual aspect windows.

## Store Room

5'6" (max) - 3'3" (max) (1.68m (max) - 0.99m (max))

## Landing

9'3" (max) - 8'0" (max) (2.82m (max) - 2.44m (max))  
Stairs to the lower level.

## Master Bedroom

15'0" (max) - 13'0" (max) (4.57m (max) - 3.96m (max))

Built in wardrobes and radiator.

## Bedroom Two

10'6" (max) - 9'0" (max) (3.20m (max) - 2.74m (max))

Built in wardrobes and radiator.

## Bathroom

8'3" (max) - 8'0" (max) (2.51m (max) - 2.44m (max))

Tiled shower cubicle, wash hand basin, panel bath, w/c and radiator.

## Patio

Paved area.

## Gardens

Grassed lawns, mature hedges, flower beds plants, bushes and trees,

## Allocated Parking

For one vehicle.

STONE BUILT COTTAGE – SEMI-DETACHED HOUSE - TWO DOUBLE BEDROOMS - PATIO AND GARDENS TO FRONT - BRAMHOPE VILLAGE - OPEN PLAN KITCHEN/DINING ROOM - SMALL PAVED PARKING AREA - CUL-DE-SAC LOCATION – SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR ANYONE LOOKING TO DOWNSIZE - NO CHAIN

This magnificent stone built, two bedroom semi-detached cottage is ideal for anyone looking for a characterful house in a great location. The property is set in a quiet cul-de-sac in the heart of Bramhope Village close to shops, restaurants, pubs, cafes, transport links and other useful amenities. Externally, there are gardens and a patio to the front. Internally it briefly comprises; entrance hall, lounge, kitchen dining room and store room on the ground floor. On the first floor there are two double bedrooms, landing and bathroom. Energy rating – E



## Road Map



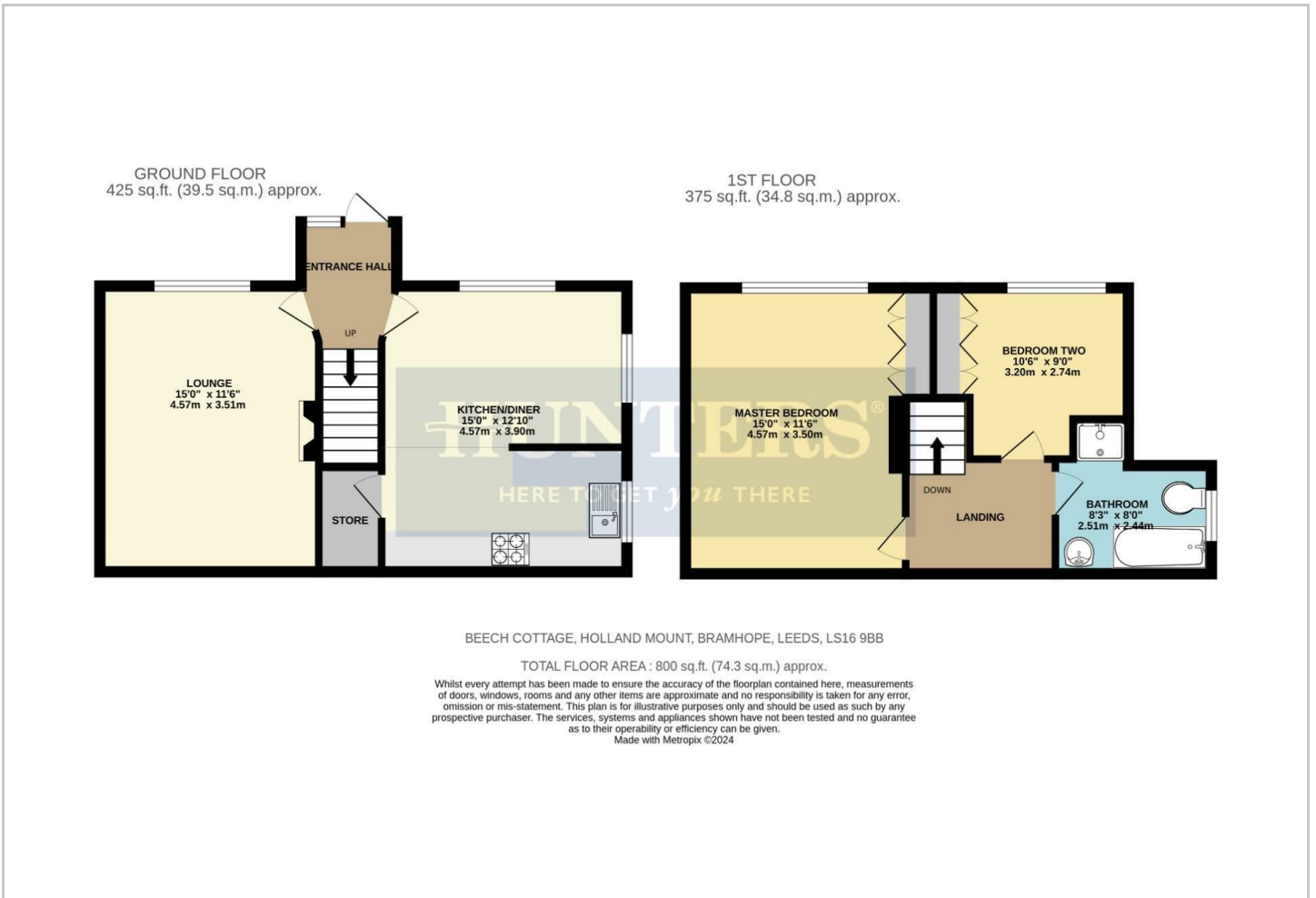
## Hybrid Map



## Terrain Map



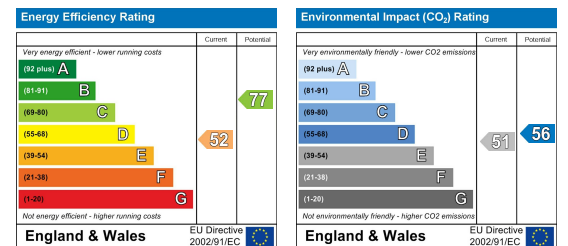
## Floor Plan



## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 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.