

HUNTERS®

HERE TO GET *you* THERE



Sunnyside Road

Bramley, Leeds, LS13 4DS

£200,000



Council Tax: B



49 Sunnyside Road

Bramley, Leeds, LS13 4DS

£200,000



- Three bed mid through terraced
- Open-plan living and dining area
- Modern fitted kitchen/diner with pantry
- French doors to rear garden
- Enclosed paved patio for dining
- Two double sized bedrooms
- Home office or third bedroom
- Loft and under house storage space
- Garage and mature front garden
- Short walk to station & supermarket

Now offered for sale is this well-presented three-bedroom terraced house located on Sunnyside Road in the urban neighbourhood of Bramley, Leeds. Offering good condition throughout, the property is ideally suited for first-time buyers, investors, and families seeking convenient access to local amenities and green spaces.

The property comprises an open-plan ground floor featuring a generous LIVING room with LED lighting and pleasant front views. The adjoining DINING KITCHEN is well equipped with ample storage units/worktops, integrated oven, fridge freezer, LED lighting, and an under stairs pantry. French doors open directly onto the enclosed rear garden, which features a paved patio, ideal for outdoor dining. The mature front garden is framed by a conifer hedge and provides access to valuable under house storage space. Additional storage solutions include loft space and a nearby garage.

Accommodation includes two double bedrooms and a single bedroom, which is currently suitable for use as a home office. The family BATHROOM is fitted with a contemporary suite, with tiled walls, a shower over the bath, a heated towel rail, black accents, and a washbasin.

Modern comforts include gas central heating controlled on a HIVE system and PVC double glazing for added insulation.

Sunnyside Road is well positioned for local transport links, with Bramley train station within walking distance, providing direct services to Leeds city centre in under 15 minutes and easily connecting to other destinations. The area is serviced by local shops, cafés, and well-regarded schools. Bramley Park and a network of walking and cycling routes are also nearby, offering recreational opportunities in green surroundings.

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

HALL

LIVING ROOM

14'9" x 11'4" (4.50 x 3.46)

KITCHEN/DINER

14'6" x 8'10" (4.44 x 2.70)

BEDROOM ONE

13'10" x 8'5" (4.23 x 2.57)

BEDROOM TWO

9'11" x 8'5" (3.03 x 2.57)

BEDROOM THREE

8'1" x 5'11" (2.47 x 1.81)

BATHROOM

5'11" x 5'5" (1.81 x 1.66)



Road Map



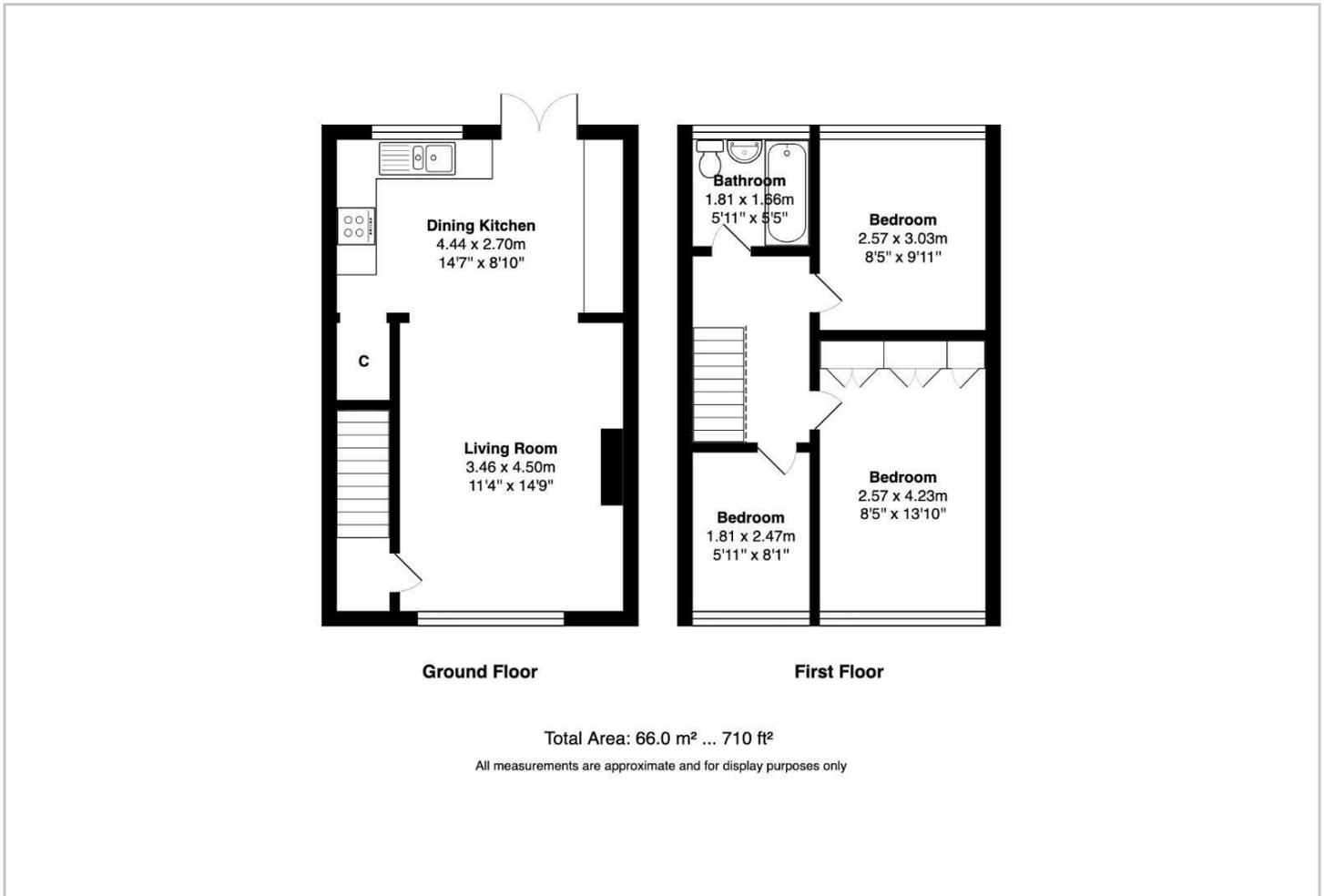
Hybrid Map



Terrain Map



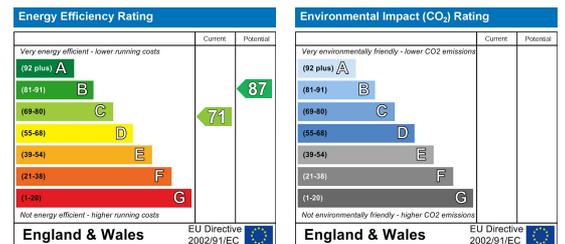
Floor Plan



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.