HUNTERS®

HERE TO GET *you* THERE



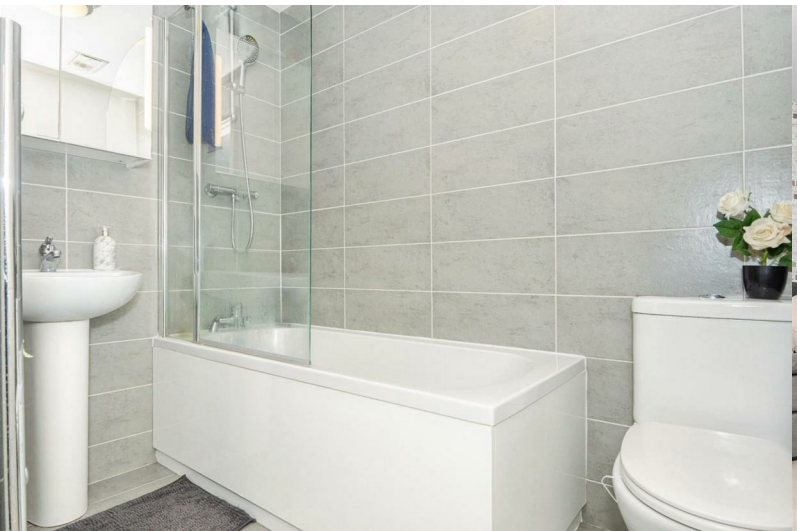
Stanningley Road

Leeds, LS13 4FA

Offers In The Region Of £125,000

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Council Tax: B





613 Stanningley Road

Leeds, LS13 4FA

Offers In The Region Of £125,000





- Open-plan kitchen living area
- Two good-sized double bedrooms
- Main bedroom with en-suite
- Second bathroom with bath shower
- Off road parking
- Well-presented, move-in ready
- Excellent train and bus links
- Easy commute to Leeds city centre
- Close to parks and local amenities

This well-presented two-bedroom apartment is offered for sale in the popular area of Bramley, Leeds. Ideally suited to first-time buyers, investors, or those seeking accommodation close to local amenities, the property provides a practical and modern living space in which is well presented.

The accommodation is centred around a spacious OPEN-PLAN KITCHEN, DINING and LIVING area, thoughtfully arranged to create clearly defined spaces for cooking, dining and relaxation. The layout is well suited to contemporary living and offers a bright, welcoming environment.

There are two generously sized double BEDROOMS, both well decorated and carpeted. The principal bedroom benefits from a private EN-SUITE shower room, complete with a walk-in shower, WC, wash basin, mirrored unit and tiled finish. A separate main BATHROOM serves the second bedroom and guests, featuring a shower over bath, WC, wash basin, mirrored unit, heated towel rail and fully tiled walls.

The property is conveniently located for Bramley's wide range of local amenities, including shops, schools and parks, as well as established walking routes in the surrounding area. Bramley Park offers attractive green space with play areas and scenic paths, while Leeds city centre provides extensive shopping, dining, leisure and cultural attractions.

Excellent transport links enhance the appeal of this property. Bramley railway station offers regular services to Leeds (approximately 10 minutes) and Bradford, while frequent bus routes along Stanningley Road provide easy access to Leeds and neighbouring districts. The nearby A647 also offers convenient road connections to Leeds, Bradford and the wider West Yorkshire region

LIVING ROOM/KITCHEN
17'7" x 15'10" (5.38m x 4.83m)

BEDROOM ONE
16'4" x 9'2" (5.00m x 2.80m)

EN-SUITE
7'1" x 6'2" (2.16m x 1.88m)

BEDROOM TWO
11'8" x 8'5" (3.57m x 2.58m)

BATHROOM
7'6" x 5'2" (2.30m x 1.58m)









Road Map



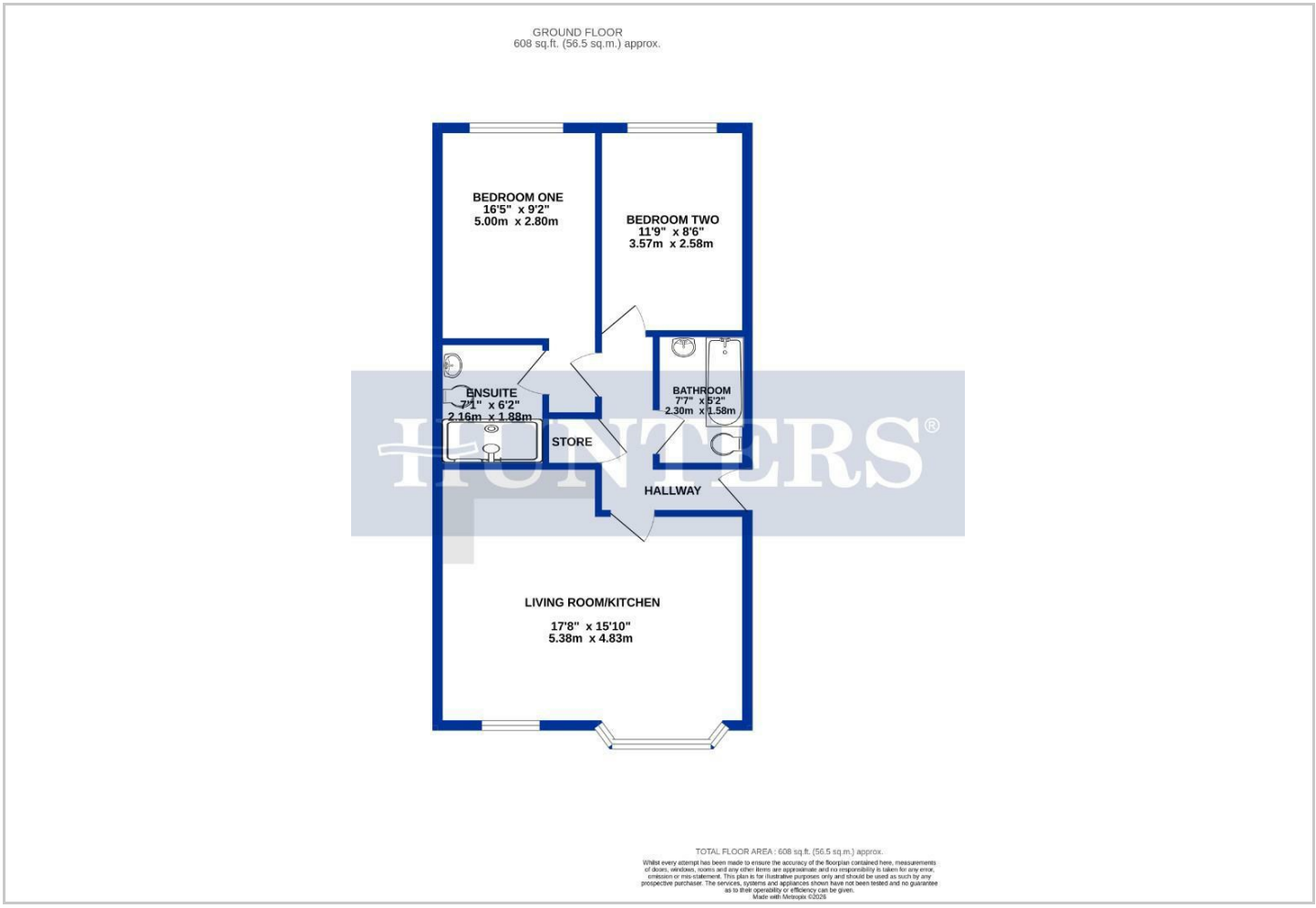
Hybrid Map



Terrain Map



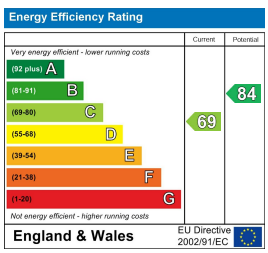
Floor Plan

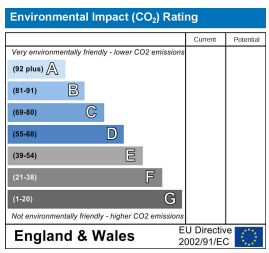


Viewing

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.

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