HUNTERS®

HERE TO GET *you* THERE



Somerdale Grove

Bramley, Leeds, LS13 4SD

£210,000

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Council Tax: B





49 Somerdale Grove

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£210,000







- Attractive three-bedroom townhouse
- Driveway parking for two cars
- Two doubles plus generous third bedroom
- Fresh and stylish modern bathroom
- Sunny, enclosed low-maintenance rear garden
- Popular, family-friendly cul-de-sac
- Beautifully presented and move-in ready
- Stunning sage-green shaker-style kitchen diner
- Nearby ring road connections and excellent local amenities
- Star buy - internal viewing highly recommended!

A FANTASTIC FAMILY HOME! Tucked away in a pleasant cul-de-sac on the popular Somerdale Grove, this attractive three-bedroom townhouse offers stylish, modern interiors, surprisingly generous accommodation and a fantastic enclosed garden. Beautifully presented and ready to move straight into, this is an ideal choice for first-time buyers and growing families looking for a home where the hard work has already been done! With off-street parking for two cars, excellent finish and a convenient location close to local amenities, there's plenty to love about this one!

Step inside through a welcoming entrance vestibule, providing that all-important space for coats and shoes, with stairs rising to the first floor. To the left sits a charming and well-proportioned living room, finished with tasteful modern décor, plush carpeting, fitted blinds and curtains. An electric fireplace creates a lovely focal point, making this a cosy yet spacious room where you can settle in and feel at home from day one.

Adjoining is a stunning modern kitchen diner, which really brings something a little different to the home! Stylish sage-green shaker-style units are paired with contrasting worktops, black accents and a central breakfast bar island, creating an attractive and sociable space. There's an integrated oven, electric hob, space for a washing machine and even a cleverly positioned plug socket within a cupboard, allowing the microwave to be tucked neatly out of sight. Separate from the living room yet conveniently connected, the layout works brilliantly for everyday family life, with direct access out to the garden.

And what a lovely garden it is! Generous in size, fully enclosed and designed with low maintenance in mind, the rear garden features pet-friendly artificial grass, timber fencing and a patio area that's just perfect for sitting out and enjoying the sunshine. There's plenty of room for children to play, pets to roam or simply to relax without the upkeep of a traditional lawn. A useful side passage provides an outside tap, former coal store with external power supply, while the block-paved driveway to the front comfortably accommodates two cars.

Heading upstairs, you'll discover another feature that sets this home apart from some of its neighbours. The property extends over the side passage, creating additional first-floor accommodation that isn't immediately obvious from the outside, and the benefits are clear once you reach the landing. Here, a particularly generous storage cupboard provides that all-important extra space every household needs, while the third bedroom is noticeably larger than the typical box room found in similar homes. Comfortably sized as a generous single bedroom, nursery or home office, it's a genuinely versatile room, beautifully finished with plush carpeting, tasteful décor and fitted blinds.

The remaining two bedrooms are both lovely doubles, positioned to the front and rear of the home. Each is beautifully presented with attractive modern décor, plush carpets and fitted blinds, creating inviting spaces ready to enjoy. The front bedroom benefits from a pleasant outlook down the street rather than directly towards neighbouring properties, while the rear enjoys a lovely view over the garden.

Completing the accommodation is a fresh and stylish house bathroom, featuring attractive green tiling around the bath, an overhead shower, pedestal wash basin, WC, complementary wall tiling and a heated towel rail. A lovely modern finish that ties in beautifully with the rest of the home.

The location is equally appealing! Somerdale Grove enjoys a tucked-away, family-friendly setting while remaining conveniently positioned for everything Bramley and the surrounding area have to offer. Bramley Shopping Centre, supermarkets, local schools and leisure facilities are all within easy reach, while Bramley railway station and nearby bus routes provide useful connections towards Leeds, Bradford and beyond.

All in all, a real star buy! With its attractive kerb appeal, beautifully finished interiors, cleverly designed accommodation and fantastic garden, this is a home that offers a little more than you might expect. Perfect for those wanting to move straight in and enjoy, without compromising on space, style or location. Early viewing is highly recommended!

Tel: 0113 257 6198

DINING KTICHEN
15'2" x 9'1" (4.63m x 2.78m)

LIVING ROOM
13'2" x 12'0" (4.02m x 3.67m)

BEDROOM
11'2" x 10'3" (3.42m x 3.13m)

BEDROOM
12'0" x 9'8" (3.67m x 2.96m)

BEDROOM
9'9" x 8'11" (2.99m x 2.74m)

BATHROOM
7'4" x 5'4" (2.26m x 1.65m)









Road Map



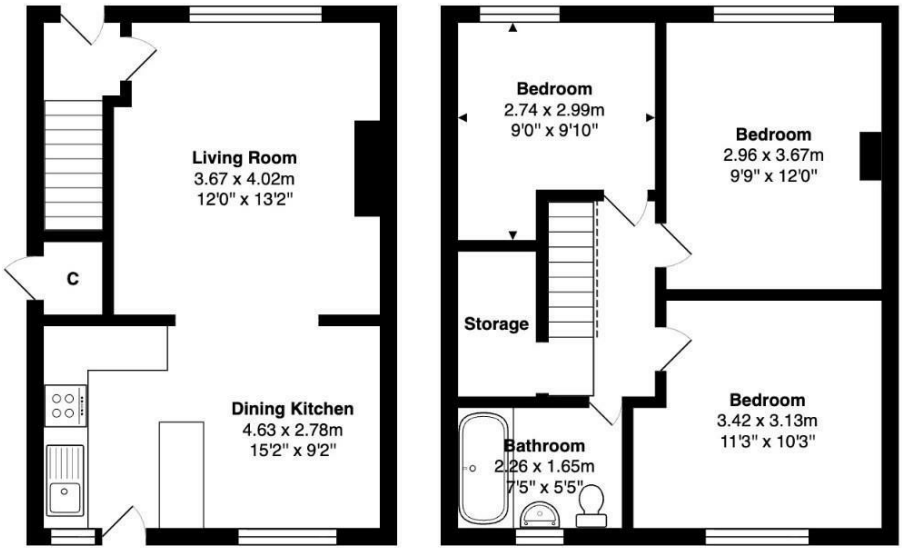
Hybrid Map



Terrain Map



Floor Plan



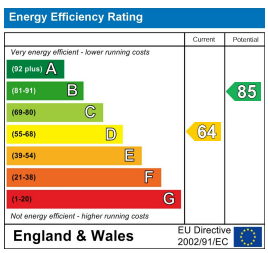
Total Area: 72.9 m² ... 784 ft²

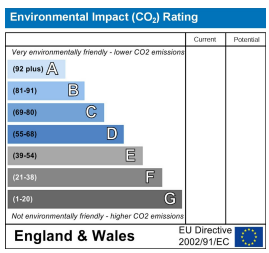
All measurements are approximate and for display purposes only

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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