

HUNTERS®

HERE TO GET *you* THERE



Clarence Street

Bramley, LS13 4DD

Guide Price £175,000



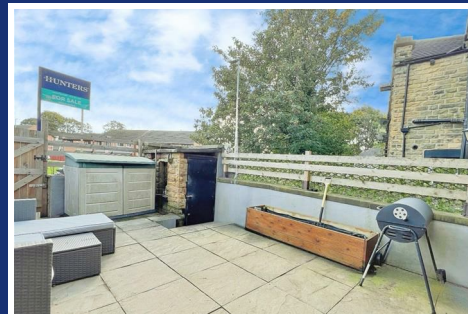
Council Tax: A



8 Clarence Street

Bramley, LS13 4DD

Guide Price £175,000



- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Charming four-bedroom terraced home
- Spacious living room with media wall & LED lighting
- Contemporary kitchen diner with integrated appliances
- Modern bathroom with bath & over-rain shower
- Handy cellar storage for additional storage
- Low-maintenance private rear garden

For Sale by Modern Auction – T & C's apply

Welcome to this charming FOUR-bedroom terraced house, offered for sale CHAIN-FREE and ideally situated for first time buyers, families, or couples looking for a comfortable home with EXCELLENT connections. Perfectly positioned near local amenities, within walking distance to Bramley train station, and handy for the Leeds/Bradford ring road, this property blends convenience and lifestyle seamlessly.

Step inside to discover a neutrally decorated interior designed to please a variety of tastes. The inviting LIVING ROOM is a wonderful space for relaxing or entertaining, featuring plush carpet flooring, an eye-catching media wall, tasteful decor, and ambient inset LED lighting, creating a cosy setting for all the family.

The contemporary KITCHEN boasts modern wall and base units, integrated oven and dishwasher, chic tiled flooring, and plenty of dining space for everyday meals. Direct access to the garden and CELLAR adds further practicality, with the latter offering additional storage. To the rear, enjoy a low-maintenance private GARDEN—an ideal spot to soak up the sun without the hassle of regular upkeep.

Upstairs, the spacious main BEDROOM offers large fitted wardrobes and a front-facing aspect, while the second bedroom functions as a HOME OFFICE or single room, also with FITTED WARDROBES. The modern BATHROOM is finished in a sleek grey suite, complete with a heated towel rail, a BATH with an over-RAIN SHOWER, and a fresh white WC and basin. On the top floor, you'll find two bright and inviting double bedrooms with eaves storage and Velux skylights.

With Council Tax Band 'A', this welcoming home is a great opportunity to secure a CHAIN-FREE property in a well-connected area. Book an early viewing today!

LOCATION - 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.

AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

LIVING ROOM
12'11" x 12'0" (3.95 x 3.67m)

KITCHEN DINER
12'11" x 12'1" (3.95 x 3.70m)

CELLAR

LANDING

BEDROOM ONE
12'11" x 12'1" (3.95 x 3.70m)

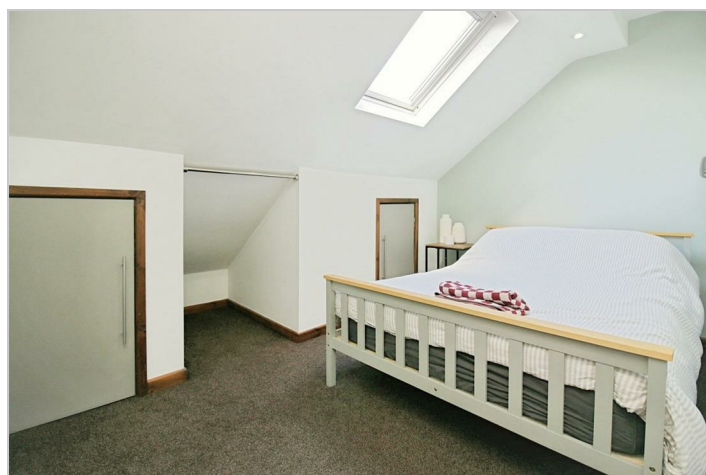
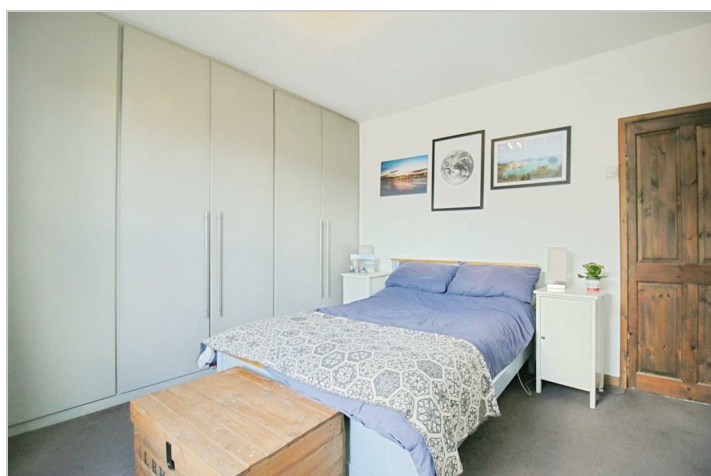
BEDROOM TWO
11'11" x 9'11" (3.65 x 3.04m)

BATHROOM

BEDROOM THREE
12'11" x 12'2" (3.95 x 3.73m)

BEDROOM FOUR
12'11" x 7'8" (3.95 x 2.34m)

GARDEN



Road Map



Hybrid Map



Terrain Map



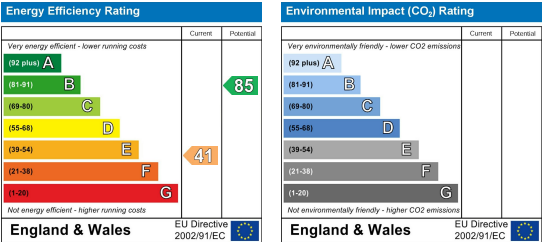
Floor Plan



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.