HUNTERS®

HERE TO GET *you* THERE

Avondale Street

Bramley, Leeds, LS13 4DE

£165,000

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Council Tax: A

9 Avondale Street

Bramley, Leeds, LS13 4DE

£165,000

- Three Bedroom Mid Terraced
- Generous Living room
- White Bathroom with shower
- Enclosed rear yard area
- Kitchen/Diner
- Potential to improve
- No Chain involved
- Close to shops and buses
- Council tax band - A

This three-bedroom terraced house in Bramley, Leeds is offered **for sale** and represents a property that **needs modernising**, with clear potential to update to suit individual requirements.

The accommodation includes a generous LIVING room with laminated flooring, providing a central living space. The first floor offers two DOUBLE bedrooms, one with built-in wardrobes, and a further single bedroom which could also be used as a study. The BATHROOM is fitted with a white suite including bath, sink and toilet. To the rear, there is an enclosed paved yard, offering a low-maintenance outdoor area.

The property is well located for local amenities in Bramley, including supermarkets, independent shops and everyday services on the nearby high streets. There are local schools within the surrounding area, making the location practical for households needing access to education.

Bramley Park is within easy reach, offering green space, walking routes and opportunities for outdoor recreation. There are also local cycling routes connecting to wider parts of West Leeds and beyond.

Public transport links are a key advantage of this location. Bramley railway station is accessible from the property, with regular services to Leeds city centre in around 10 minutes, and onward connections to Bradford and other West Yorkshire destinations. Frequent bus services also operate along main routes into Leeds and neighbouring suburbs.

With no chain involved and good transport, schooling and amenity access, this terraced house may appeal particularly to first-time buyers and investors looking for a home with scope for improvement.

LIVING ROOM
12'5" x 11'8" (3.78m x 3.56m)

KITCHEN
16'00" x 8'4" (4.88m x 2.54m)

BEDROOM ONE
11'10" x 9'00" (3.61m x 2.74m)

BEDROOM TWO
9'9" x 8'9" (2.97m x 2.67m)

BEDROOM THREE
6'10" x 5'6" (2.08m x 1.68m)

BATHROOM
5'8" x 5'10" (1.73m x 1.78m)

LANDING

GARDEN

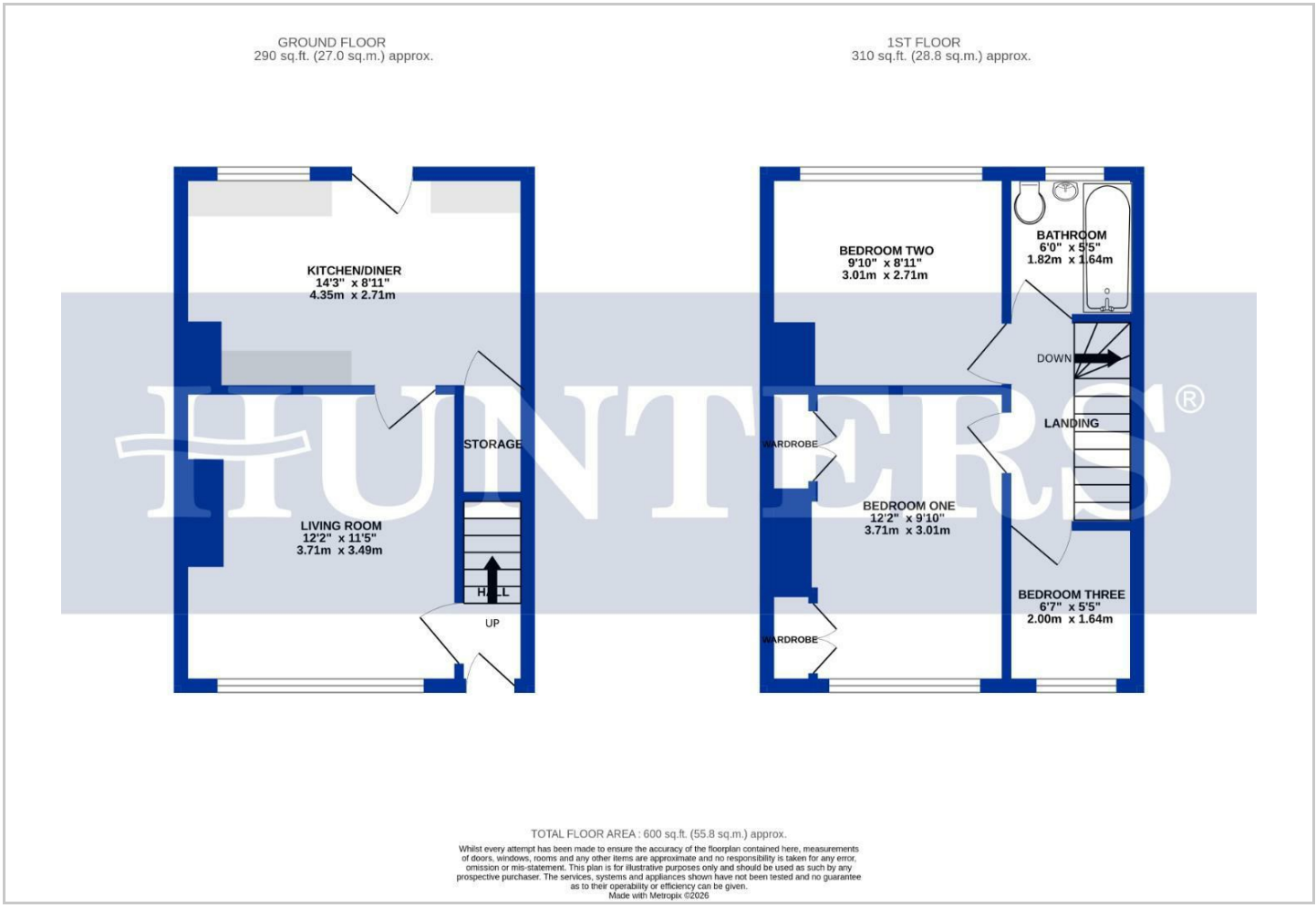
REAR ELEVATION

Road Map

Hybrid Map

Terrain Map

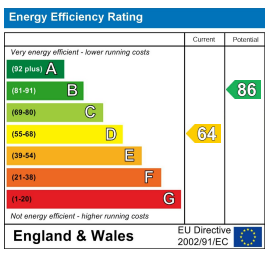
Floor Plan

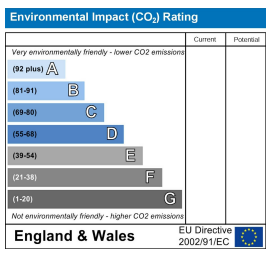


Viewing

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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