

HUNTERS®

HERE TO GET *you* THERE



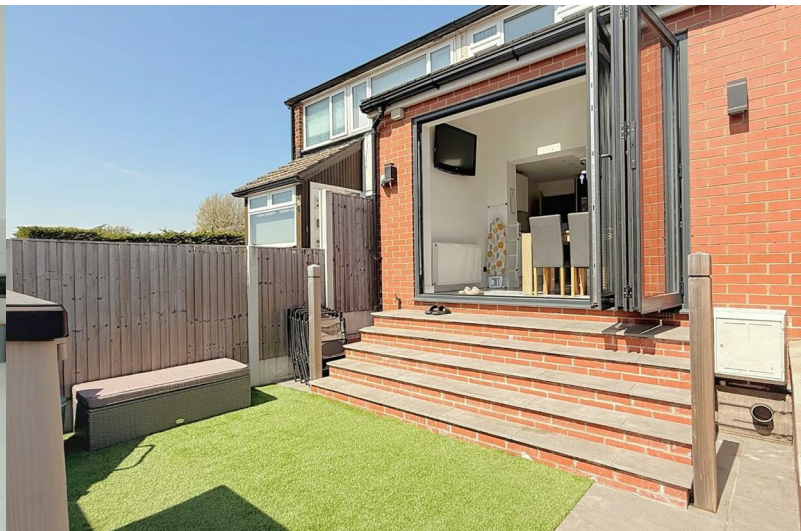
Harley Court

Bramley / Pudsey border, LS13 4QJ

Offers In The Region Of £245,000



Council Tax: B



4 Harley Court

Bramley / Pudsey border, LS13 4QJ

Offers In The Region Of £245,000



- Stunning extended kitchen diner
- Premium finish throughout - ready to move straight into
- Three bedroom modern home
- Ground floor W/C
- Anthracite bifolds opening onto sun trap garden
- Stylish modern bathroom with separate bath & shower
- Characterful lounge with exposed brick feature
- Sought-after quiet cul-de-sac location
- Council tax band B
- Standout property - Internal viewing highly recommended

This immaculate three-bedroom terraced home is for sale in a quiet cul-de-sac in Bramley, offering a peaceful setting whilst still enjoying excellent connections and nearby amenities. Finished to a high standard throughout, this is a standout home that feels a cut above many others on the market, with quality upgrades and thoughtful design evident in every room.

Inside, a separate reception room sits at the front of the home, beautifully presented with tasteful décor, plush carpet underfoot and a bright, spacious feel. A lovely exposed brick chimney breast creates a striking focal point, adding character and warmth to the space, making it ideal for both relaxing and entertaining.

The real heart of the home is the extended kitchen diner, set within a single-storey extension and designed with both style and practicality in mind. It features a spacious open-plan layout with a breakfast bar island, granite worktops and sleek high gloss handleless units. There is an integrated oven, dishwasher and fridge freezer with space for additional white goods. Two Velux windows flood the space with natural light, while premium anthracite bifold doors with inset blinds open out to the garden, creating a seamless indoor outdoor flow and a highly sociable living space.

The rear garden itself is a contemporary, low maintenance sun trap, beautifully finished with astro turf and enclosed by fencing to create a private and secure space, ideal for both relaxing and entertaining.

Upstairs, all three bedrooms are modern and neutral in design, decorated with crisp white walls and grey carpets throughout, providing a perfect blank canvas for a buyer to either keep the clean, contemporary look or add their own splash of colour and personality. The principal bedroom sits at the front of the home and benefits from fitted mirrored wardrobes. There is a further double bedroom to the rear, enjoying a pleasant elevated outlook, alongside a versatile single room at the front, ideal as a home office, nursery or dressing room.

The bathroom continues the high quality finish, offering a modern, spa-like feel with marble-effect tiling, a separate rain shower, a bath, a contemporary vanity sink and a frosted window for privacy. In addition, there is a modern ground floor W C, finished in keeping with the bathroom suite, offering both style and everyday practicality.

Further enhancing the home, the loft is boarded and benefits from a pull-down ladder, providing excellent additional storage.

Bramley offers a great mix of local amenities including supermarkets, independent shops and cafés, with nearby green spaces such as Bramley Park providing ideal spots for walking and recreation. The property is well positioned for access to the ring road, offering convenient routes into Leeds city centre and surrounding areas.

With its high quality finish, extended layout and premium features throughout, this is a truly standout home, and internal inspection is highly recommended to fully appreciate what is on offer!

Tel: 0113 257 6198

DINING KITCHEN

17'6" x 15'1" (5.35m x 4.62m)

LIVING ROOM

15'2" x 12'0" (4.63m x 3.66m)

WC

5'7" x 2'7" (1.71m x 0.80m)

BEDROOM ONE

14'0" x 9'4" (4.27m x 2.86m)

BEDROOM TWO

10'2" x 9'4" (3.12m x 2.86m)

BEDROOM THREE

7'11" x 5'6" (2.42m x 1.70m)

BATHROOM

7'7" x 5'10" (2.33m x 1.78m)



Road Map



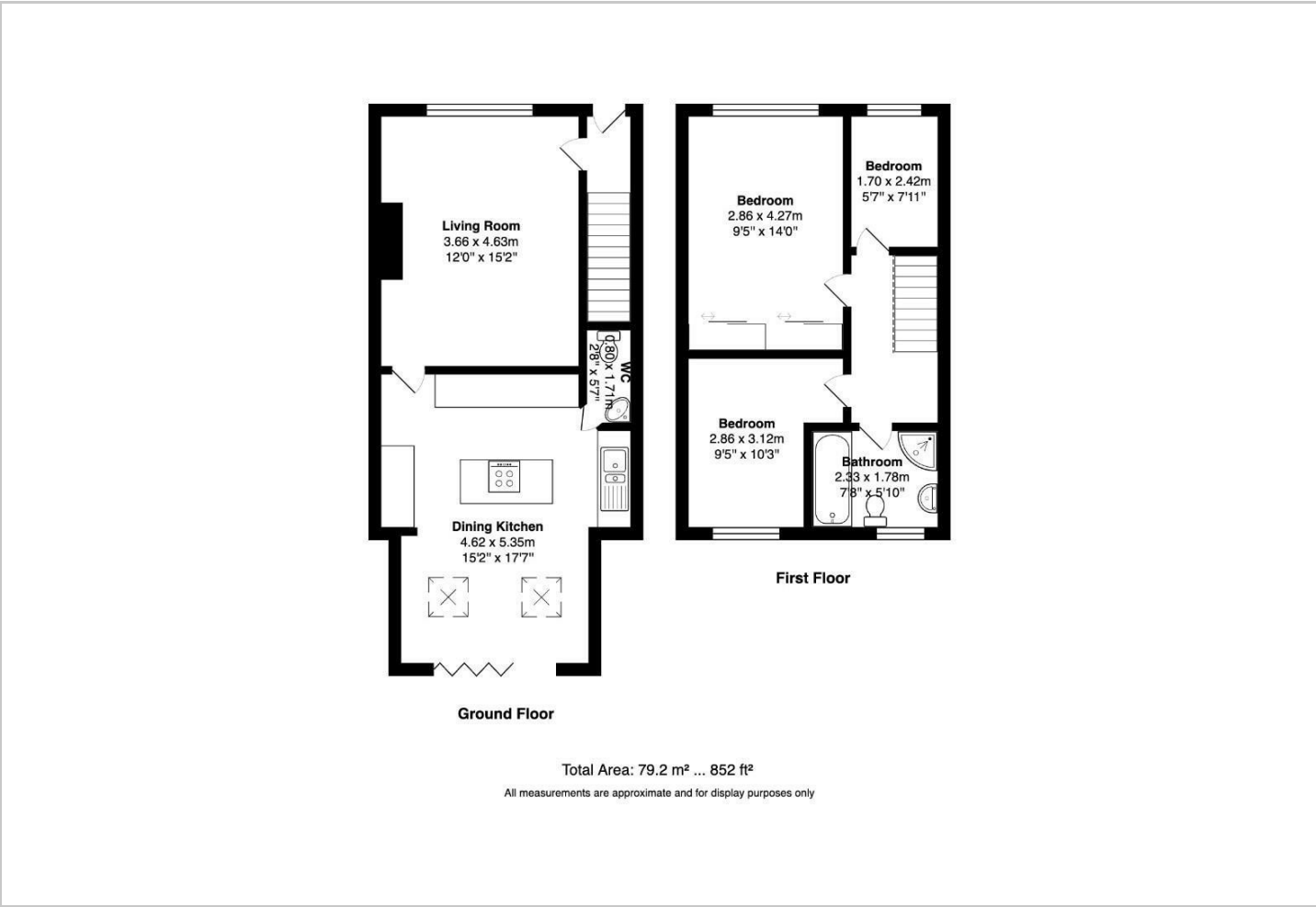
Hybrid Map



Terrain Map



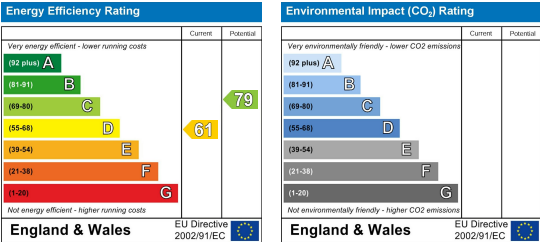
Floor Plan



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.