

# HUNTERS®

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## Mclaren Fields

Bramley, Leeds, LS13 3SN

£190,000



Council Tax: B



# 34 McLaren Fields

Bramley, Leeds, LS13 3SN

£190,000



- Modern two double bedroom home
- Contemporary kitchen diner with hi-gloss unit
- Off-street parking for up to three vehicles
- Modern bathroom suite with bath and over shower
- Hive smart heating and alarm system
- Popular McLaren Fields cul-de-sac
- Conservatory extension with central heating
- Spacious living room with tasteful decor
- Fitted storage to both bedrooms
- Excellent access to amenities, transport links and green spaces

This charming two-bedroom home enjoys a tucked-away position within the popular McLaren Fields cul-de-sac and offers a lovely balance of internal space, private gardens and excellent parking. With two double bedrooms, a conservatory providing valuable additional living space and room to park up to three vehicles, the property should appeal particularly well to first-time buyers, young couples and downsizers.

Stepping inside, the entrance hall provides access through to the main living accommodation with stairs rising to the first floor. The living room is positioned to the front of the property and offers a comfortable and well-proportioned reception space, finished with dark grey carpet and an attractive feature wall creating a stylish focal point. A pleasant outlook over the front garden adds to the bright and welcoming feel of the room.

To the rear sits the kitchen diner, fitted with a range of cream gloss wall and base units complemented by contrasting worktops, a chrome sink and tap and tiled splashbacks. There is an integrated oven alongside space for further white goods, while a dedicated dining area provides plenty of room for a table and chairs. Useful understairs storage adds further practicality, with French doors opening directly into the conservatory.

The conservatory creates a fantastic additional reception space and is fitted with central heating, allowing it to be enjoyed throughout the year. A second set of French doors opens directly onto the rear garden, creating a lovely connection between the internal and external spaces and making this an ideal room for relaxing, dining or entertaining.

Upstairs are two well-proportioned double bedrooms. The main bedroom is positioned to the front and benefits from built-in storage, light grey carpet and crisp white walls, providing a neutral backdrop ready for the next owner to tailor to their own style. Bedroom two is another comfortable double, equally neutrally presented and benefiting from fitted wardrobes along with a peaceful outlook over the rear garden. The bathroom is fitted with a modern P-shaped bath with shower over, chrome taps, WC and pedestal wash hand basin, together with a heated towel rail.

Externally, the rear garden is a real highlight. Offering an excellent degree of privacy, it combines a lawned area with a patio seating space and provides a lovely setting for relaxing or entertaining during the warmer months. A pathway also leads down the side of the property to an additional section which belongs to the home, a particularly useful feature compared with many neighbouring properties. This provides practical space for bins together with additional space to facilitate off-street parking for up to three vehicles out front.

The location is another strong selling point, with a huge range of local amenities within easy reach, including Bramley Shopping Centre, local shops, schools, green spaces and public transport links. Bramley railway station provides convenient connections towards Leeds and Bradford, while the nearby ring road offers excellent access into Leeds city centre and across the wider road network. There are also plenty of local parks, woodland walks and canal-side routes nearby for those who enjoy the outdoors.

A superb opportunity for buyers seeking a well-presented two-bedroom home with two double bedrooms, excellent parking, a private garden and versatile additional living space in a popular residential setting. To complete the package, the property also benefits from Hive smart heating and an alarm system, adding an extra touch of modern convenience, comfort and security.

Tel: 0113 257 6198

### DINING KITCHEN

12'10" x 8'7" (3.92m x 2.62m)

### LIVING ROOM

13'7" x 9'8" (4.16m x 2.96m)

### CONSERVATORY

10'7" x 8'10" (3.23m x 2.70m)

### BEDROOM ONE

12'10" x 10'11" (3.92m x 3.33m)

### BEDROOM TWO

11'5" x 6'4" (3.49m x 1.95m)

### BATHROOM

6'5" x 5'11" (1.98m x 1.81m)



Road Map



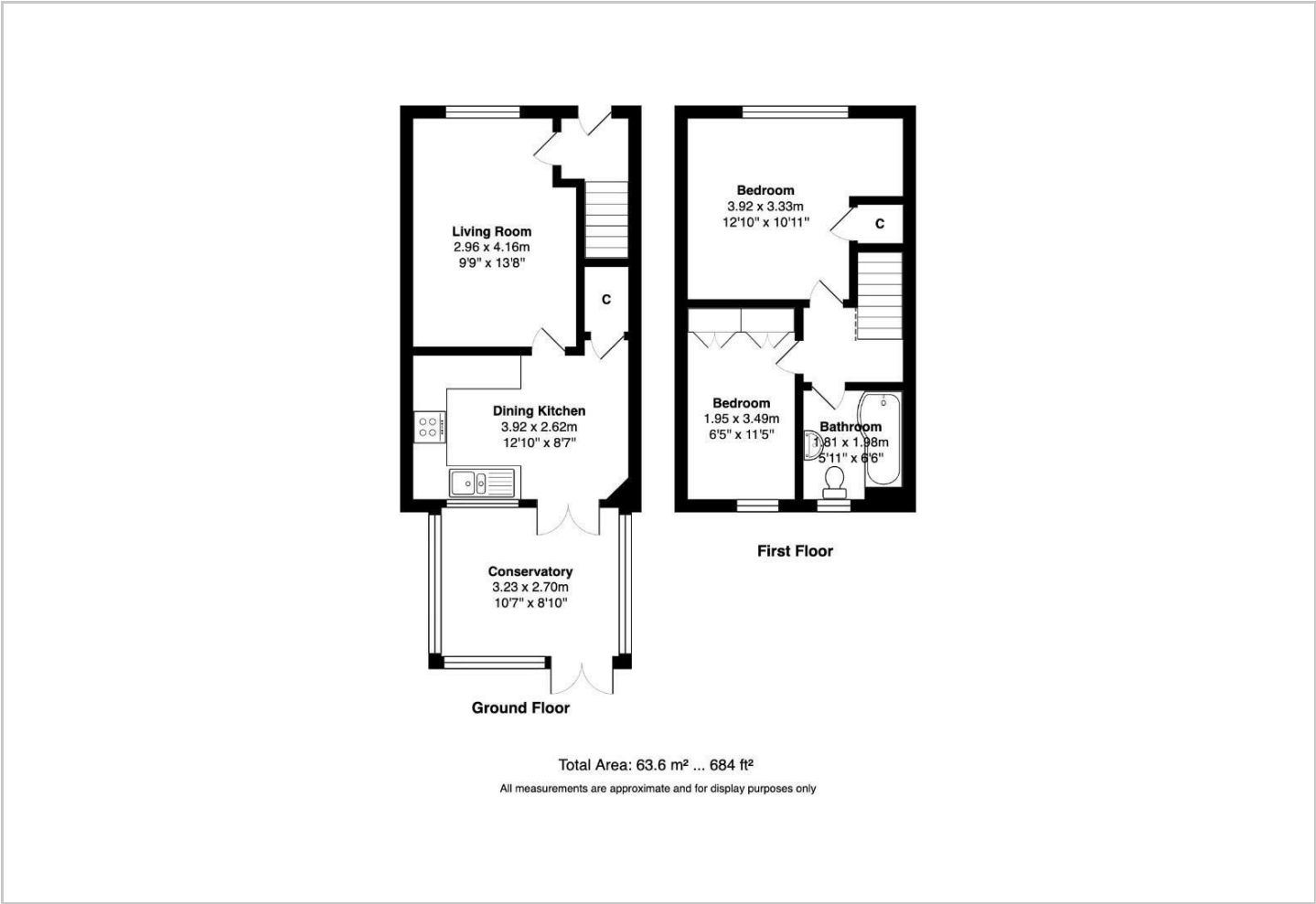
Hybrid Map



Terrain Map



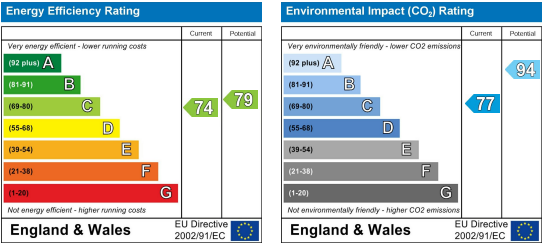
Floor Plan



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.