

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



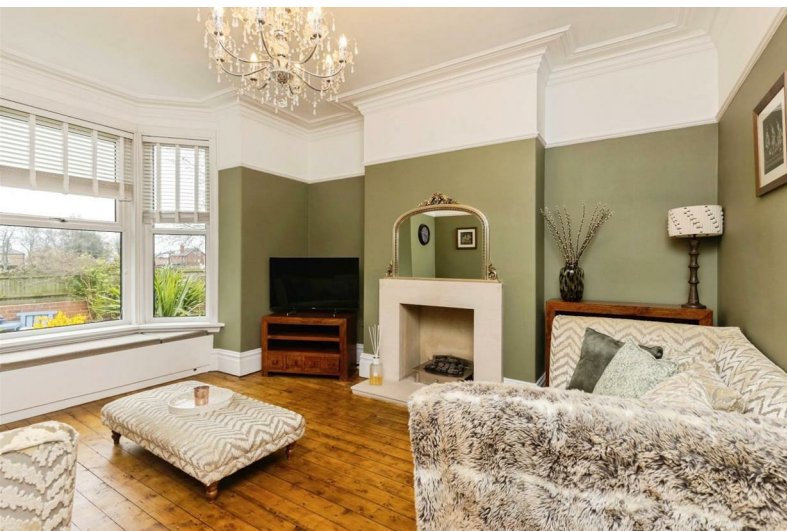
## Warrels Grove

Bramley, Leeds, LS13 3NN

£495,000



Council Tax: D



# 17 Warrels Grove

Bramley, Leeds, LS13 3NN

£495,000



- Interactive 3D virtual tour available!
- Substantial late Victorian stone-built semi-detached home
- Nearly 3,000 sq ft of accommodation over four floors
- Four bedrooms and three bathrooms
- Spacious principal suite with luxury top floor bathroom
- Impressive south-facing garden with patio and lawn
- Two reception rooms with quality finish
- Modern fitted kitchen with dining space
- Sought-after tree lined street nearby local amenities
- Highly versatile lower ground floor used as gym, utility and additional bathroom

This substantial late Victorian stone-built semi-detached home offers impressive four-floor accommodation extending to nearly 3,000 sq ft, making it an excellent option for families seeking both space and character. Positioned on a substantial plot along a sought-after, tree-lined street in outer Leeds, the property offers excellent access into Leeds and surrounding amenities, whilst combining original charm with a modern, well-presented interior throughout.

The accommodation comprises four bedrooms, three bathrooms, two reception rooms and a spacious kitchen, alongside a highly versatile lower ground floor currently used as a gym, additional bathroom and utility space. The layout is ideal for families looking for flexible living and size without compromising on quality.

The ground floor features a bright and welcoming living room to the front, centred around a large bay window which fills the space with natural light. The room is finished with hardwood flooring and a contemporary fireplace, creating a comfortable and stylish setting. To the rear, the dining room offers another well-proportioned reception space, with dual aspect light, hardwood flooring and a further contemporary fireplace. From here, there is direct access out to the south-facing patio, providing a great connection between indoor and outdoor living.

The south-facing garden is a particularly attractive feature, offering a good balance of patio and lawn, ideal for day-to-day use, entertaining and making the most of the sun.

The kitchen sits to the rear and is fitted with modern high-gloss units, integrated appliances and ample space for dining, creating a practical and sociable hub of the home. From here there is also access down to the lower ground floor.

To the first floor are three well-proportioned bedrooms. A particularly generous rear bedroom benefits from its own ensuite shower room. A further double bedroom sits to the front, whilst an additional room is currently used as a home office, finished with stylish two-tone décor and a dado rail, offering flexibility depending on requirements. The main house bathroom is also located on this level and is finished to a high standard, featuring both a freestanding bath and separate shower.

The top floor provides a superb principal suite, with a dormer window and additional roof lights creating a bright and airy feel. This level is further enhanced by a large eaves storage cupboard, currently used as a walk-in dressing space, adding to the practicality and sense of luxury. The bathroom on this floor is a real standout feature, finished to an exceptional standard with a beautifully considered design. It offers a freestanding bath, separate walk-in shower and twin jack-and-jill sinks, all brought together with high-quality tiling and a cohesive, contemporary finish, creating a space that feels truly unique and far beyond what is typically found.

The lower ground floor adds further flexibility, currently arranged as a gym space, utility area, additional bathroom and storage, providing valuable extra space beyond the main living accommodation.

Overall, this is a rare opportunity to acquire a substantial family home offering generous accommodation, an impressive south-facing garden and a great balance of character and modern living throughout.

Tel: 0113 257 6198

## LOWER GROUND FLOOR

**CELLAR ROOM 1**  
11'8" x 9'3" (3.57m x 2.83m)

**CELLAR ROOM 2**  
9'3" x 6'0" (2.83m x 1.84m)

**CELLAR ROOM 3**  
16'1" x 12'5" (4.92m x 3.81m)

**CELLAR ROOM 4**  
9'4" x 7'2" (2.87m x 2.20m)

**CELLAR ROOM 5**  
11'2" x 5'3" (3.42m x 1.61m)

**CELLAR ROOM 6**  
14'6" x 8'2" (4.44m x 2.49m)

## GROUND FLOOR

**KITCHEN DINER**  
16'2" x 9'3" (4.93m x 2.82m)

**LIVING ROOM**  
14'11" x 14'2" (4.56m x 4.33m)

**DINING ROOM**  
16'8" x 12'6" (5.09m x 3.82m)

## FIRST FLOOR

**BEDROOM**  
16'9" x 13'0" (5.11m x 3.98m)

**EN-SUITE**  
8'5" x 3'8" (2.59m x 1.13m)

**BEDROOM**  
15'1" x 14'3" (4.60m x 4.36m)

**BEDROOM**  
9'6" x 7'4" (2.91m x 2.25m)

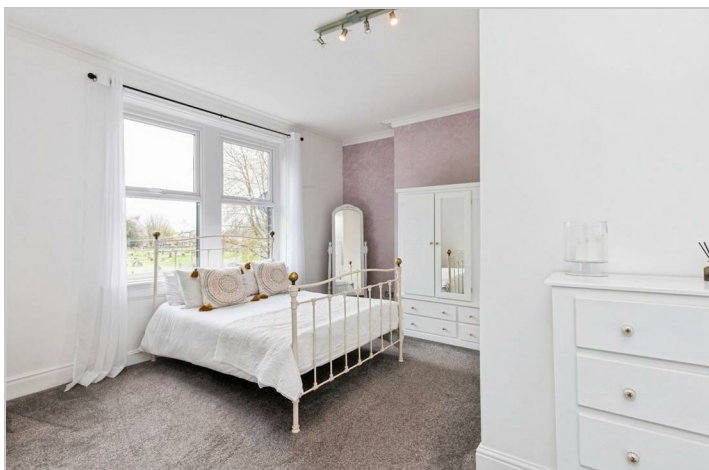
**BATHROOM**  
11'3" x 9'3" (3.44m x 2.83m)

## SECOND FLOOR

**BEDROOM**  
15'0" x 14'2" (4.58m x 4.34m)

**BATHROOM**  
13'0" x 10'11" (3.97m x 3.35m)

**STORAGE / DRESSING ROOM**  
9'4" x 7'3" (2.85m x 2.23m)



## Road Map



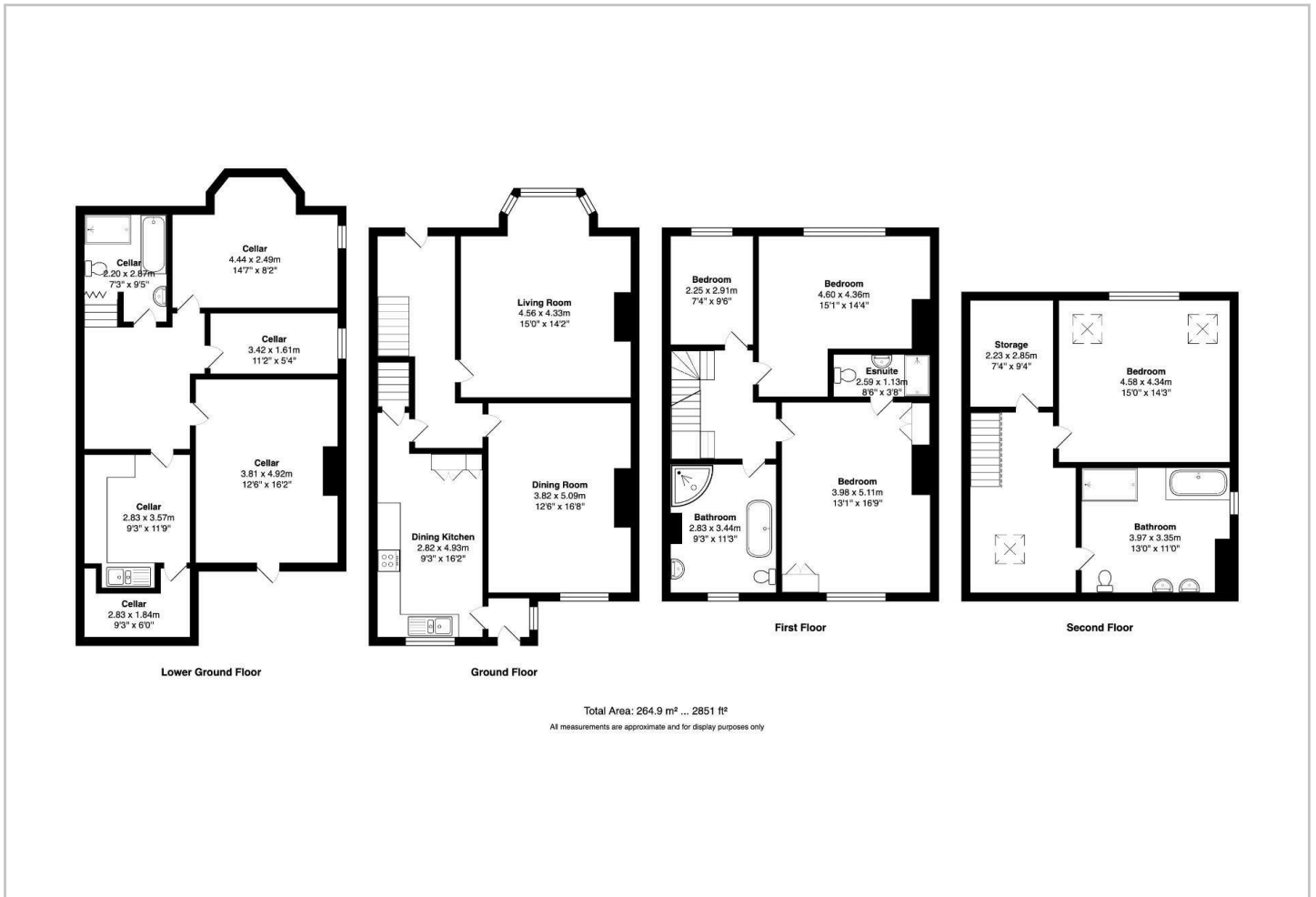
## Hybrid Map



## Terrain Map



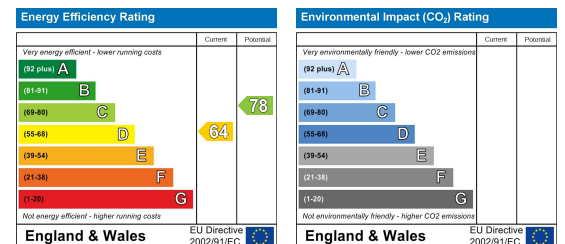
## Floor Plan



## 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.