

# HUNTERS®

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## Whitecote Hill

Leeds, LS13 2HU

Offers In Excess Of £220,000



Council Tax: B



# 24 Whitecote Hill

Leeds, LS13 2HU

Offers In Excess Of £220,000



- Period stone detached cottage
- Two double bedrooms
- Victorian features with modern amenities
- Well-equipped kitchen
- Two reception rooms
- Lovely garden room
- Luxury bathroom suite
- Enclosed rear garden
- Walks to nearby Canal
- No chain involved

This charming, detached Victorian cottage in a sought-after location combines historical features with modern amenities, offers excellent transport links and access to green spaces, and with scope to improve and modernise, making it perfect for first-time buyers or couples looking to personalize their home.

Now offered for sale is a period **STONE** detached cottage, full of character, in a sought-after location, with a distinctive cottage feel. The property boasts historical Victorian features blended harmoniously with modern amenities and offers excellent public transport links, local amenities, and access to green spaces.

The house requires some redecoration, making it an ideal purchase for first-time buyers or couples looking to put their own stamp on a property. The property is ideal placed to access walks to the nearby canal and Bramley fall woods and is offered with no chain involved, which will ensure a smooth transition for the new owners.

The ground floor accommodation includes two reception rooms, a kitchen, and a downstairs wc/utility room, and a garden room.

The first reception room features a period fireplace and laminated wood flooring, along with a door leading to a lovely garden room. The second reception room gives access to the garden and doubles up as a hobby/playroom.

The **KITCHEN** is well-equipped with ample units and drawers and a stable-style entrance door, adding to the property's overall charm. The playroom and garden room provide added flexibility for a home office or additional living space.

There are **TWO DOUBLE** bedrooms upstairs. The first bedroom has built-in wardrobes, and the second bedroom benefits from two front windows, allowing for plenty of natural light. The bathroom boasts a luxury white suite and a bath with a shower over.

Additional features include gas central heating, PVC double glazing, an enclosed rear garden perfect for outdoor entertaining/alfresco dining, and on-street parking close by. The front garden is well screened with astroturf, and the rear garden is enclosed with fencing and a gravelled area with decking.

The area of Bramley centres around Bramley Town Street and the excellent shopping centre which has a good variety of shops and public facilities, public houses, the park and Bramley swimming baths. Bramley is also well located for commuting to Leeds and Bradford and the motorway network via train and road links. There are also frequent bus services from Bramley to neighbouring areas accessing pleasant walks to the canal and nature reserve at Rodley.

Tel: 0113 257 6198

### LIVING ROOM

15'1" x 9'8" (4.62m x 2.95m)

### KITCHEN/DINER

12'8" x 12'4" (3.87m x 3.77m)

### PLAY/HOBBY ROOM

15'11" x 8'7" (4.87m x 2.64m)

### DOWNSTAIRS WC/UTILITY

10'4" x 3'0" (3.16m x 0.92m)

### GARDEN ROOM

### BEDROOM ONE

14'5" x 11'5" (4.41m x 3.50m)

### BEDROOM TWO

13'5" x 12'1" (4.09m x 3.70m)

### BATHROOM

9'3" x 4'8" (2.84m x 1.43m)

### GARDEN

### CELLAR

16'3" x 10'11" (4.96m x 3.35m)



## Road Map



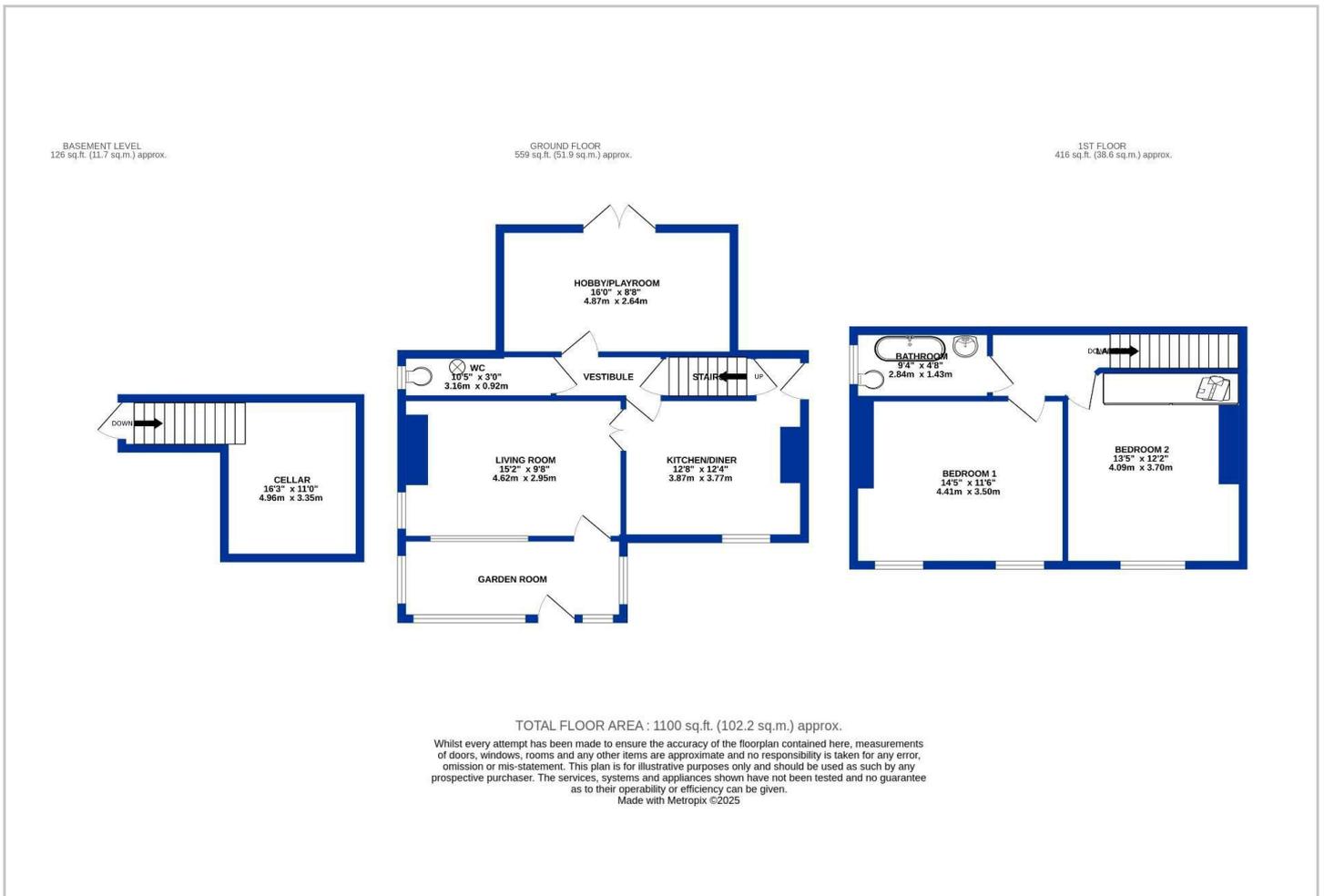
## Hybrid Map



## Terrain Map



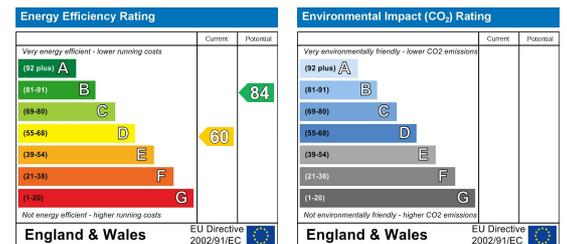
## Floor Plan



## 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.