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## Swinnow Lane

Bramley, LS13 4HP

Offers Over £300,000



Council Tax: D





# 264 Swinnow Lane

Bramley, LS13 4HP

## Offers Over £300,000



- Immaculate detached home in leafy location
- Bright open-plan heart of the home
- South-facing garden & balcony
- Unique upside-down layout with superb views
- Modern ensuite and family bathroom
- Four versatile bedrooms across lower level
- Ready-to-move into!
- Private south-facing garden in tranquil setting
- Integral garage with electric door plus drive

This immaculate DETACHED house in the leafy, well-connected Bramley / Pudsey border, offering FOUR spacious bedrooms and a very unique, upside-down layout. Cleverly designed and perfectly suited for families or professional couples, the property is READY to move into and sits within easy reach of both the vibrant Pudsey and Bramley districts.

Set on Swinnow Lane, the home benefits from a peaceful position with VALLEY VIEWS towards Post Hill, while still offering excellent access for commuting and day-to-day travel.

Step inside to discover a bright OPEN-PLAN reception room with a defined dining area, SOUTH-FACING BALCONY and breathtaking views. The modern high-gloss KITCHEN is fitted with ample storage, brushed steel handles, a double oven plus microwave and offers internal access to the INTEGRAL GARAGE with electric Garolla door, ideal for extra storage or secure parking. Additional off-street PARKING is available via the driveway.

On the lower level, FOUR bedrooms await. The main double benefits from fantastic SOUTH-FACING views and its own sleek ENSUITE shower room. Bedroom two, currently used as a dressing room, enjoys the same views and provides flexibility as a bedroom. The third bedroom is set up as a study and games room, featuring from a tranquil outlook over the hidden front garden. The fourth bedroom is styled as a nursery but offers full VERSATILITY for alternative bedroom uses. The family BATHROOM completes the level with a modern tiled suite, bath, inset mirror lighting and a heated towel rail.

Outside, a private SOUTH-FACING GARDEN with decking, pergola and a hidden front garden creates excellent alfresco spaces.

The LOCATION is another standout feature. Bramley railway station is just a short drive away, providing fast links to Leeds city centre in under 15 minutes and further connections to Bradford. Local bus routes can be found on Swinnow Lane, and the Leeds Ring Road is within easy reach, making commuting simple. For leisure, Post Hill woodland and Bramley Fall Park offer superb green spaces for walking, cycling and weekend relaxation. Amenities including supermarkets, shops, cafés and schools are all close by, making this a very practical and well-connected place to call home.

\*The aerial images shown is for illustrative purposes only and is intended as an impression of the property and its surroundings. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. All descriptions, measurements, and other details are provided as a general guide only and should be independently verified by prospective purchasers.

Tel: 0113 257 6198

## KITCHEN

11'2" x 9'9" (3.42m x 2.98m)

## LIVING ROOM

18'8" x 16'4" (5.69m x 5.00m)

## BALCONY

11'4" x 4'6" (3.46m x 1.38m)

## BEDROOM ONE

12'0" x 10'4" (3.68m x 3.16m)

## EN-SUITE

6'11" x 5'6" (2.12m x 1.68m)

## BEDROOM TWO

9'8" x 8'9" (2.95m x 2.67m)

## BEDROOM THREE

8'4" x 7'10" (2.56m x 2.40m)

## BEDROOM FOUR

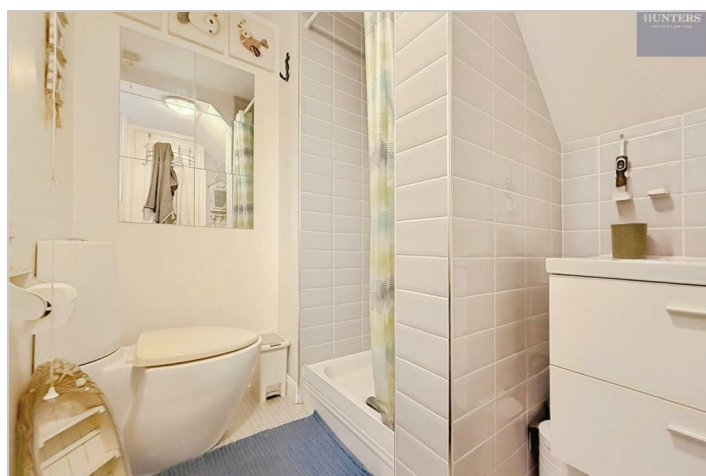
8'3" x 7'10" (2.54m x 2.39m)

## BATHROOM

8'0" x 4'7" (2.45m x 1.40m)

## GARAGE

17'5" x 8'5" (5.31m x 2.57m)



Road Map



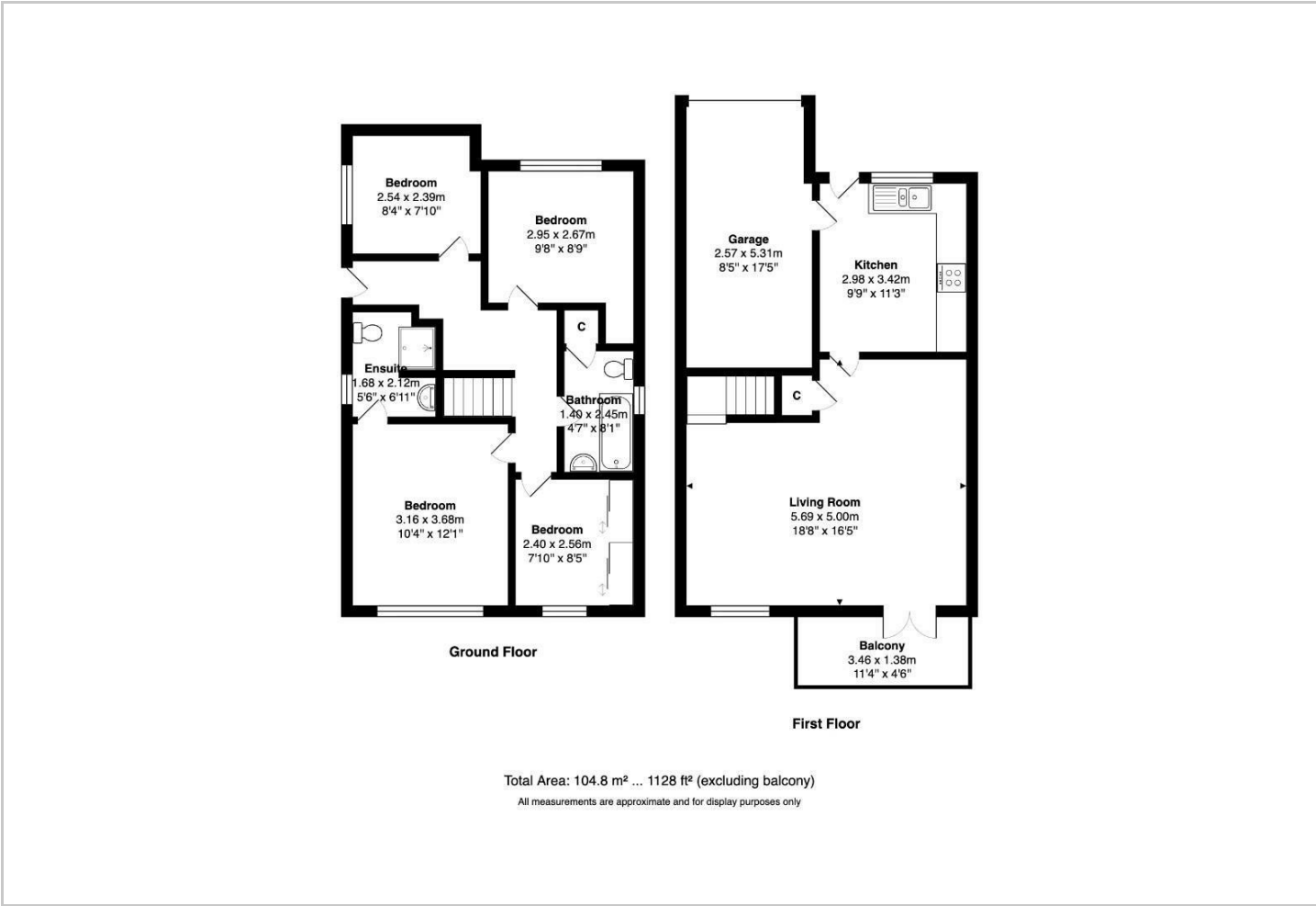
Hybrid Map



Terrain Map



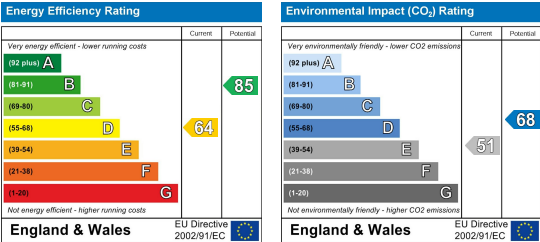
Floor Plan



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.