

HUNTERS®

HERE TO GET *you* THERE



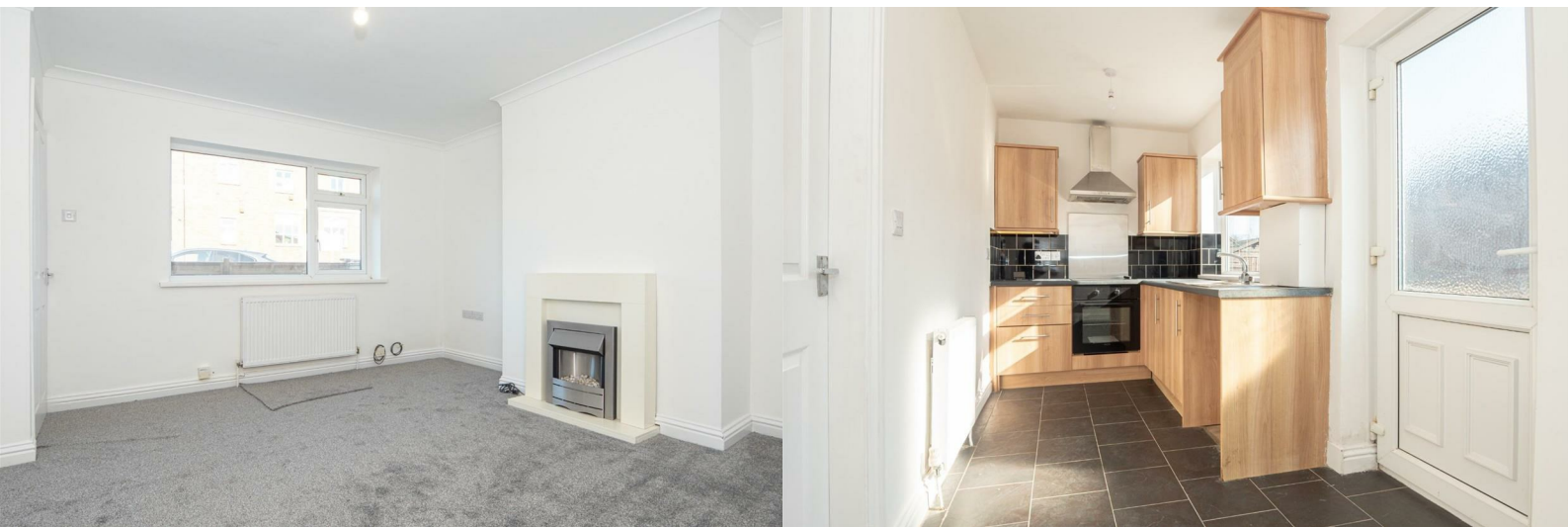
Broad Lane

Bramley, Leeds, LS13 3HJ

Offers In The Region Of £170,000



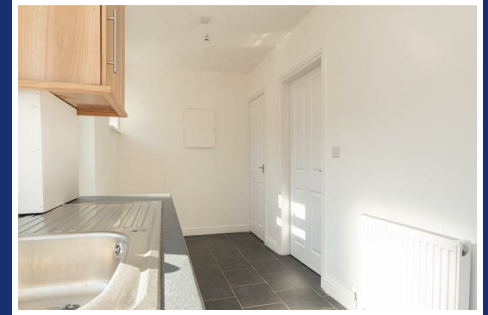
Council Tax: A



389 Broad Lane

Bramley, Leeds, LS13 3HJ

Offers In The Region Of £170,000



- Immaculate three bedroom terraced home
- Recently refurbished and modernised throughout
- Ready to move straight into with neutral décor
- Bright and welcoming living room with electric fireplace
- Modern fitted kitchen with dining space and garden access
- Two double bedrooms plus a versatile third bedroom
- Contemporary bathroom with bath and shower over
- Low maintenance rear garden area
- Well-connected location nearby excellent amenities
- Offered to the market chain free

This immaculate three bedroom terraced house is for sale in the popular Bramley area of Leeds and is likely to appeal particularly to first time buyers, investors or anyone seeking a chain free home that is ready to move straight into. Finished to a very modern standard throughout, the property offers a true “ready to go” feel, making it an ideal purchase for buyers looking to avoid renovation and simply settle into their new home.

Recently refurbished throughout, the property offers a bright and welcoming reception room with plush grey carpets, freshly decorated white walls and an electric fireplace. The room overlooks the front garden and provides a comfortable and stylish space to relax. To the rear, the modern kitchen offers a range of wood effect wall and base units with tiled splashbacks, an integrated oven, under stairs storage and space for dining. There is also direct access out to the rear garden, creating a practical layout for everyday living.

Upstairs, the main bedroom is a well proportioned double positioned to the front of the property, finished with plush grey carpet and fresh neutral décor. The second bedroom is another good sized double overlooking the rear and benefits from plenty of natural light. The third bedroom is a single room to the front which would also work well as a home office or study. The bathroom is fitted with a modern white suite comprising a bath with shower over, WC, sink, heated towel rail, tiled walls, extractor fan and a frosted window for privacy.

The property is well positioned in a highly connected part of Bramley, offering convenient access to the Leeds ring road and a range of nearby amenities. Local shops cater for everyday needs, while nearby parks and green spaces provide pleasant areas for walking and leisure. The area is also well served by local schools, further adding to its appeal for a range of buyers.

Offered to the market chain free, this immaculate and modern home represents a fantastic opportunity for first time buyers looking for a stylish property in a well connected location, ready to move straight into. Council Tax Band A.

Tel: 0113 257 6198

KITCHEN/DINER

15'5" x 6'2" (4.70m x 1.89m)

LIVING ROOM

13'11" x 12'8" (4.25m x 3.88m)

BEDROOM ONE

12'10" x 9'2" (3.93m x 2.81m)

BEDROOM TWO

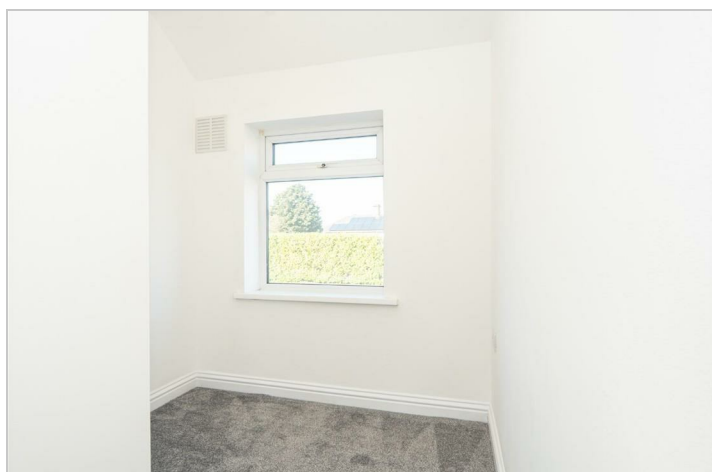
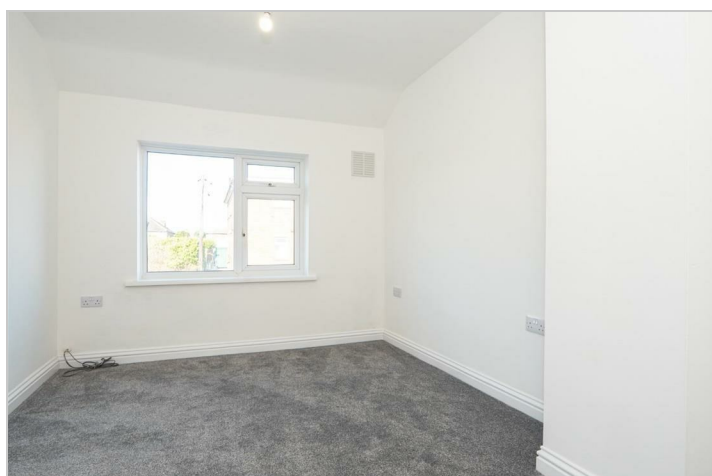
10'6" x 7'3" (3.22m x 2.22m)

BEDROOM THREE

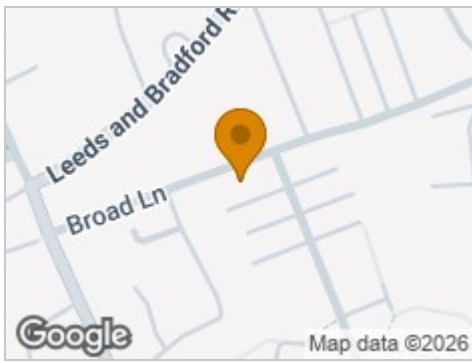
9'8" x 6'2" (2.96m x 1.89m)

BATHROOM

7'3" x 4'10" (2.22m x 1.48m)



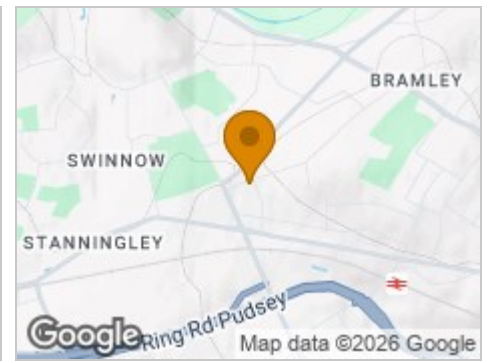
Road Map



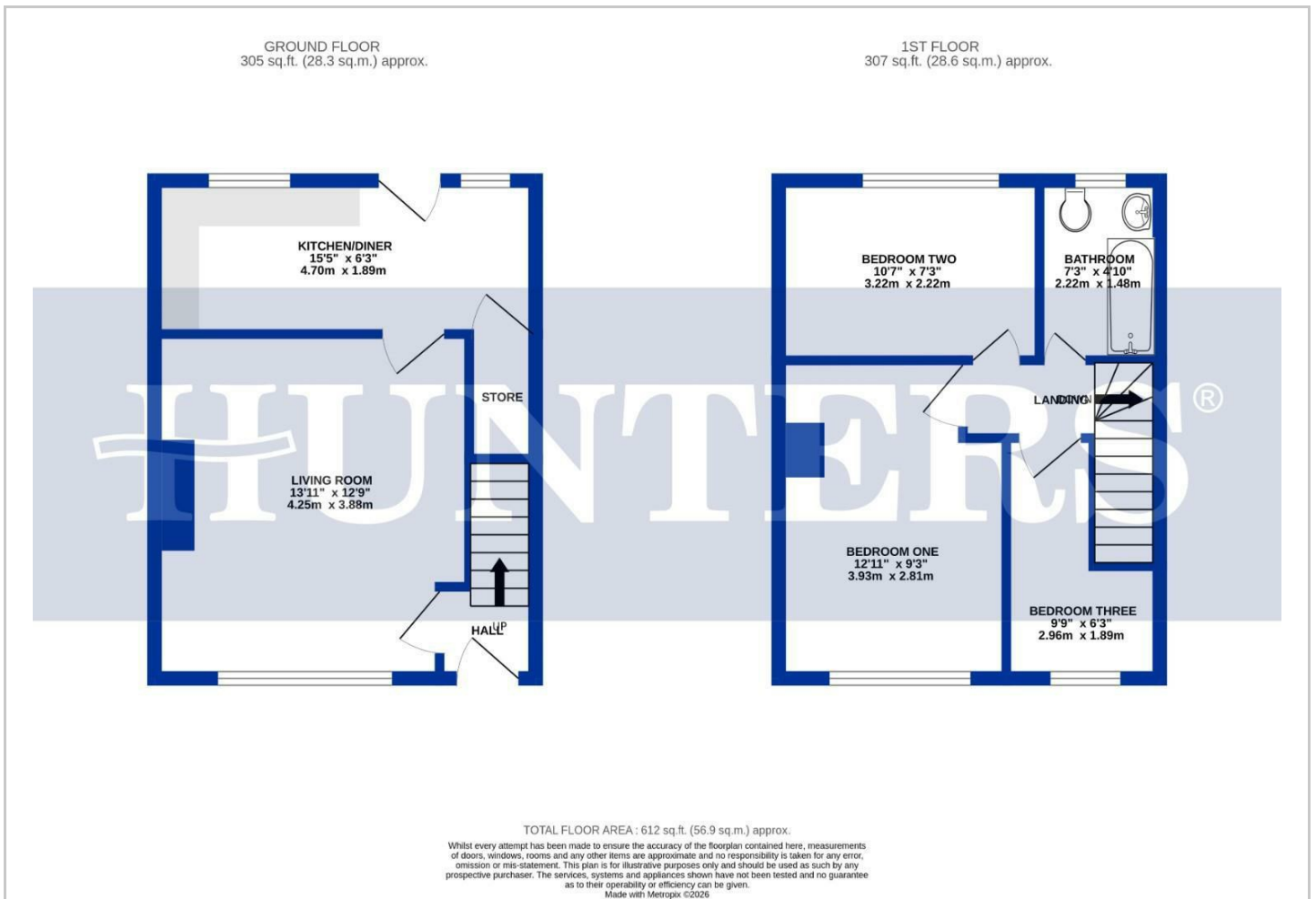
Hybrid Map



Terrain Map



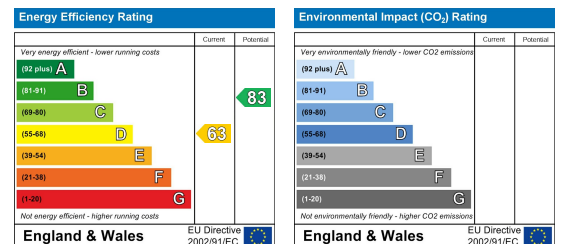
Floor Plan



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.