HUNTERS®

HERE TO GET *you* THERE

Half Mile

Leeds, LS13 1BW

Guide Price £350,000

4 1 2 D

Council Tax: E

42 Half Mile

Leeds, LS13 1BW

Guide Price £350,000

- Large Detached Bungalow
- Four spacious double bedrooms
- Large plot with gardens three sides
- Two generous reception rooms
- Sun room overlooking garden
- Open-plan living and dining area
- Breakfast kitchen with ample storage
- Attached double-length garage/store
- Off road parking for 2/3 vehicles
- Excellent potential to modernise

Presenting to market this substantial four-bedroom DETACHED bungalow, located on a large plot, offering excellent potential for investors and families alike to regenerate a substantial family sized home. This residence, set within a highly sought-after area, enjoys proximity to public transport links, local amenities, green spaces, as well as scenic walking and cycling routes.

The bungalow comprises two generously sized reception rooms: a spacious L-shaped living area open to a designated dining space - perfectly suited for family gatherings - and a sunroom, providing a tranquil retreat overlooking the garden. The well-proportioned KITCHEN is fitted with ample storage units, practical worktop with sink unit, and accommodates a breakfast table for informal dining.

Accommodation features FOUR double sized bedrooms. The principal and third bedrooms both benefit from built-in wardrobes, while the second bedroom enjoys dual aspect windows and a pedestal sink. The fourth bedroom offers flexibility for guests or home office use. The BATHROOM is fitted with a large shower cubicle and washbasin, complemented by a separate WC for convenience.

Set on a large plot, with potential for extension, subject to planning permission, the home enjoys gardens to three sides, offering extensive outdoor space for entertainment and relaxation. A driveway accessed from Half Mile leads to off road parking for 2/3 vehicles, and there is an attached double-length garage/store, ideal for additional storage or workshop use.

This bungalow presents an exciting opportunity for buyers seeking a property to modernise and tailor to their own tastes, within a desirable Leeds location. Viewings are highly recommended.

Bramley/ Stanningley, border, combines historic character with modern convenience, perfectly positioned between Pudsey and Bramley and just a short drive from Leeds city centre. Excellent road and bus links, plus nearby rail stations, make commuting simple, while the Leeds Outer Ring Road and major motorways are within easy reach. The housing mix ranges from charming Victorian terraces and traditional stone cottages to contemporary apartments and family homes. Local life centres around Stanningley's independent shops, cafés, gyms, and traditional pubs, with larger retail and leisure options close by in nearby towns. Green spaces like Stanningley Park and the Leeds–Liverpool Canal towpath offer plenty of opportunities for walking, cycling, and family days out. Known for its strong community feel and excellent local amenities, Stanningley is a great choice for those wanting a well-connected base with a friendly, village-like atmosphere.

Tel: 0113 257 6198

HALLWAY
16'4" x 11'2" (5.00 x 3.41)

L-SHAPED LIVING ROOM
28'9" max x 18'2" (8.77 max x 5.54)

BREAKFAST KITCHEN
13'7" x 9'10" (4.16 x 3.02)

BEDROOM ONE
12'11" x 11'6" (3.94 x 3.53)

BEDROOM TWO
14'5" x 10'9" (4.41 x 3.30)

BEDROOM THREE
11'3" x 10'10" (3.44 x 3.32)

BEDROOM FOUR
10'10" x 9'1" (3.32 x 2.77)

BATHROOM
10'10" x 6'2" (3.31 x 1.90)

SUN ROOM
11'6" x 6'7" (3.51 x 2.02)

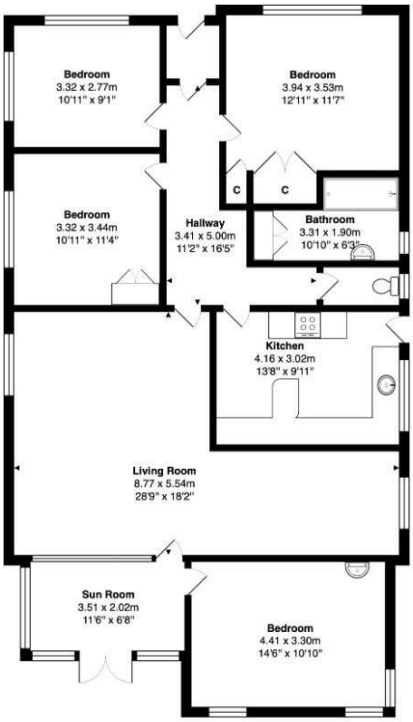
SEPERATE WC

Road Map

Hybrid Map

Terrain Map

Floor Plan



Ground Floor

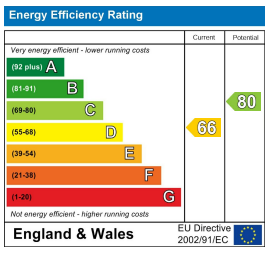
Total Area: 130.1 m² ... 1400 ft²

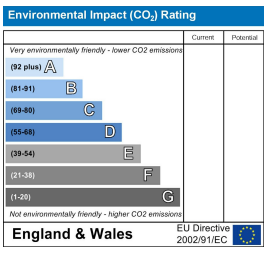
All measurements are approximate and for display purposes only

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.

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