

HUNTERS[®]

HERE TO GET *you* THERE



Swinnow Road

Bramley, LS13 4DN

Guide Price £120,000



Council Tax: A



17 Swinnow Road

Bramley, LS13 4DN

Guide Price £120,000



- Attractive end terrace property
- Spacious reception with wood-burning stove
- Modern kitchen with included white goods
- Versatile three-floor accommodation layout
- Currently used as a two-bedroom home, including loft room
- Contemporary bathroom with shower over bath
- Useful cellar providing extra storage space
- Vacant possession with no onward chain
- EPC RATING-E
- COUNCIL TAX BAND A

FOR SALE BY MODERN ONLINE AUCTION

This end of terrace house is offered ****for sale**** in Bramley, Leeds, and is well suited to first-time buyers and investors. The property is in good condition and provides a practical layout across three floors, with useful outdoor and storage space.

On the ground floor, there is a modern kitchen with storage units, worktop and sink, and includes white goods. A door from the kitchen leads down to a cellar, providing additional storage. The reception room is a generous space and features a wood burning stove.

The first floor offers a double bedroom and a bathroom with a white contemporary suite, including a vanity-style sink and a bath with screen and shower over. The current owner has used this property as a two-bedroom home, including use of the loft room. Buyers are advised to satisfy themselves as to the suitability of this space for their own requirements.

To the front, the house is paved with space for outdoor seating, together with a block-paved and gravel area that may be used for bin storage.

The property is close to Bramley Railway Station, offering regular services to Leeds in around 10 minutes and to Bradford in approximately 15–20 minutes, making it convenient for commuting. Local bus routes also connect Bramley with Leeds city centre and nearby areas such as Pudsey. The location provides access to local amenities including Bramley Shopping Centre, as well as nearby parks and walking and cycling routes along the Leeds and Liverpool Canal and around the wider Bramley area. The property is vacant and available with no onward chain.

Bramley, Leeds, offers a great mix of suburban comfort and city convenience, just four miles from the heart of Leeds with excellent bus and rail links, plus quick access to the ring road and nearby motorways. Housing ranges from stylish modern apartments to charming Victorian terraces and spacious semi-detached homes, catering to every stage of life. The area is rich in green spaces, including Bramley Park, Bramley Fall Woods, and the Leeds–Liverpool Canal towpath—perfect for walking, cycling, and family outings. A thriving high street, supermarkets, leisure centres, pubs, and cafés give Bramley a lively yet welcoming atmosphere, while the community's strong local spirit is reflected in its many events and activities. Whether you're a first-time buyer, a family looking for room to grow, or someone wanting a well-connected base with a friendly vibe, Bramley is a place you'll be proud to call home.

Tel: 0113 257 6198

KITCHEN

10'10" x 5'1" (3.32m x 1.57m)

LIVING ROOM

15'3" x 12'7" (4.65m x 3.86m)

BEDROOM ONE

13'9" x 11'1" (4.21m x 3.39m)

BATHROOM

8'5" x 6'11" (2.58m x 2.13m)

BEDROOM TWO IN LOFT

18'5" x 13'9" (5.62m x 4.21m)

CELLAR

15'6" x 8'0" (4.73m x 2.45m)

CELLAR

12'7" x 5'4" (3.86m x 1.63m)



Road Map



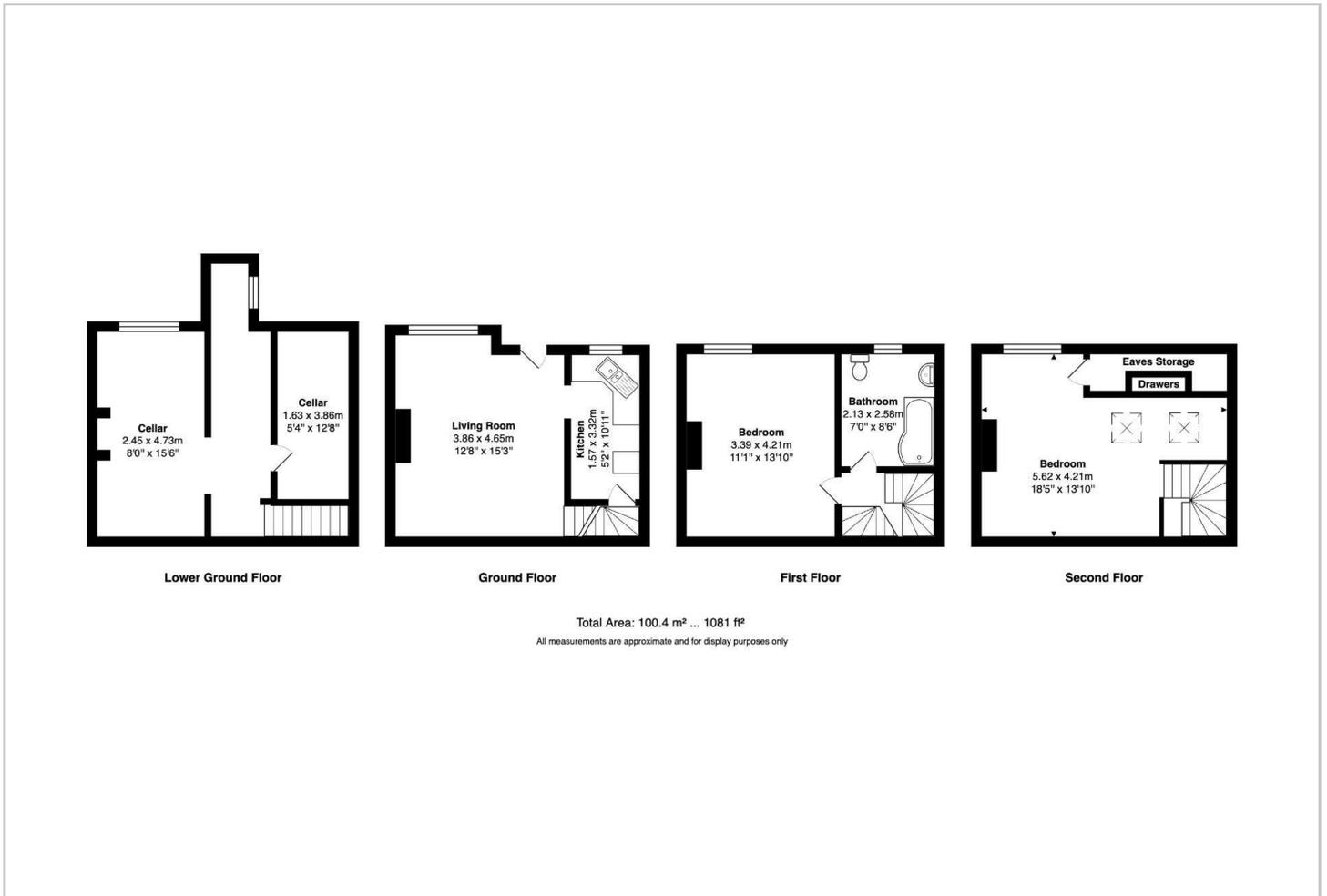
Hybrid Map



Terrain Map



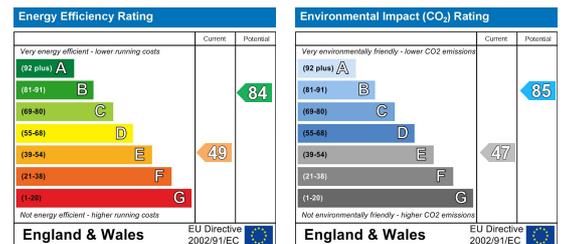
Floor Plan



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.