

# HUNTERS®

HERE TO GET *you* THERE



## Swinnow Close

Bramley / Pudsey border, LS13 4NF

£115,000



Council Tax: B



# 58 Swinnow Close

Bramley / Pudsey border, LS13 4NF

£115,000



- Two bedroom ground floor apartment
- Ideal first time buyer home or downsizer opportunity
- French doors providing natural light and outdoor access
- Bright open-plan living and dining room
- Ready to move straight into with scope to add your own style
- Fitted kitchen with integrated oven and fridge freezer
- Main bedroom with fitted wardrobes
- Allocated parking within a quiet residential development
- Convenient access to local amenities and transport links
- Council tax band 'B' - Located Bramley & Pudsey border

This well-presented two-bedroom ground floor apartment is offered for sale on the Bramley and Pudsey border and presents an ideal opportunity for first-time buyers or couples looking for a home they can move straight into while still having scope to add their own personal touch over time. Equally, the practical ground floor position makes it a great option for downsizers seeking convenience without compromising on space. The property is ready to enjoy from day one and benefits from French doors in the main living space, allowing natural light to pour in while providing easy access outside.

Inside, the L-shaped reception room offers a comfortable and versatile living and dining area, finished with plush carpet and decorative dado rail detailing with contrasting décor. The French doors enhance the sense of space and brightness within the room, creating a welcoming main living area that feels both light and inviting. An archway leads into the kitchen, which is fitted with a range of wall and base units along with an integrated fridge/freezer and oven, complemented by brick-effect splashbacks and under-cupboard lighting.

The main bedroom is a generous double with fitted wardrobes, plush grey carpet and a pleasant outlook over greenery. The second bedroom is a single room with a similarly peaceful outlook and offers flexibility as a bedroom, dressing room or home office.

The bathroom is finished in a neutral and timeless style, featuring a P-shaped bath with shower over, wash basin, WC, useful storage and extractor fan, creating a clean and practical space.

Externally, the property benefits from allocated parking and sits within a well-kept development, while the ground floor position makes day-to-day access particularly convenient.

Positioned on the Bramley and Pudsey border, the property enjoys easy access to a wide range of local amenities including shops, supermarkets and services within both Bramley and Pudsey centres. Bramley Park is also close by, providing green space and walking routes.

Transport connections are excellent, with Bramley railway station offering direct services into Leeds city centre in around ten minutes, alongside regular bus routes connecting the area with surrounding districts.

Overall, this is a bright and well-maintained home that is ready to move straight into, while still offering the opportunity for new owners to put their own stamp on it over time. Internal viewing is highly recommended to appreciate what this ground floor home has to offer.

Tel: 0113 257 6198

**LIVING / DINING ROOM**  
17'6" x 13'9" (5.34 x 4.21m)

**KITCHEN**  
7'11" x 7'2" (2.42 x 2.19m)

**ENTRANCE HALL**

**BEDROOM ONE**  
10'11" x 9'10" (3.33 x 3.00m)

**BEDROOM TWO**  
6'5" x 9'10" (1.97 x 3.00m)

**BATHROOM**  
7'11" x 5'7" (2.42 x 1.71m)

**ALLOCATED PARKING X1**

**COMMUNAL GARDENS & VISITOR PARKING**



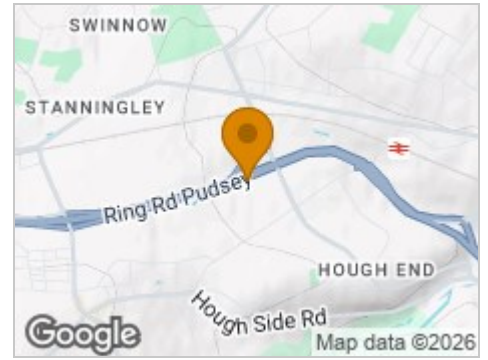
## Road Map



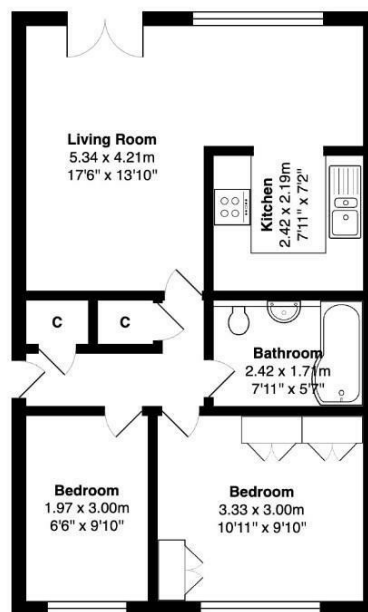
## Hybrid Map



## Terrain Map



## Floor Plan



Ground Floor

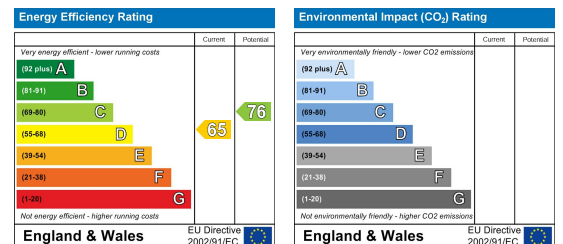
Total Area: 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup>

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.