HUNTERS®

HERE TO GET *you* THERE



Wellstone Drive

Leeds, LS13 4DZ

Chain Free £140,000

3 | 1 | 1 | D

Council Tax: A





12 Wellstone Drive

Leeds, LS13 4DZ

Chain Free £140,000







- *Calling all investors & property developers!*
- Three bedroom semi
- Large internal dimensions
- Potential to extend or improve
- Blank canvas for modernisation
- Impressive plot size
- CHAIN FREE SALE

For sale is this chain free three-bedroom home, offering two double bedrooms, a single bedroom, family bathroom, spacious living room and kitchen diner with sliding doors opening onto the garden. Set on an impressive sized plot, the property provides excellent potential for refurbishment and modernisation, making it ideal for property developers, investors or families looking to create a dream home.

The property is of non-standard prefab concrete and steel construction, consistent with other homes in the local area, and is offered for sale as seen. A fantastic opportunity for buyers seeking a project with scope to add value. Sold as seen.

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.

KITCHEN
45'11"'16'4"" x 36'1"'22'11"" (14'5" x 11'7")

LIVING ROOM
65'7"' x 36'1"'3'3"" (20' x 11'1")

BEDROOM ONE
45'11"'26'2"" x 26'2"'22'11"" (14'8" x 8'7")

BEDROOM TWO
36'1"'3'3"" x 36'1"'3'3"" (11'1" x 11'1")

BEDROOM THREE
26'2"'16'4"" x 26'2"'9'10"" (8'5" x 8'3")

BATHROOM
16'4"'19'8"" x 16'4"'6'6"" (5'6" x 5'2")









Road Map



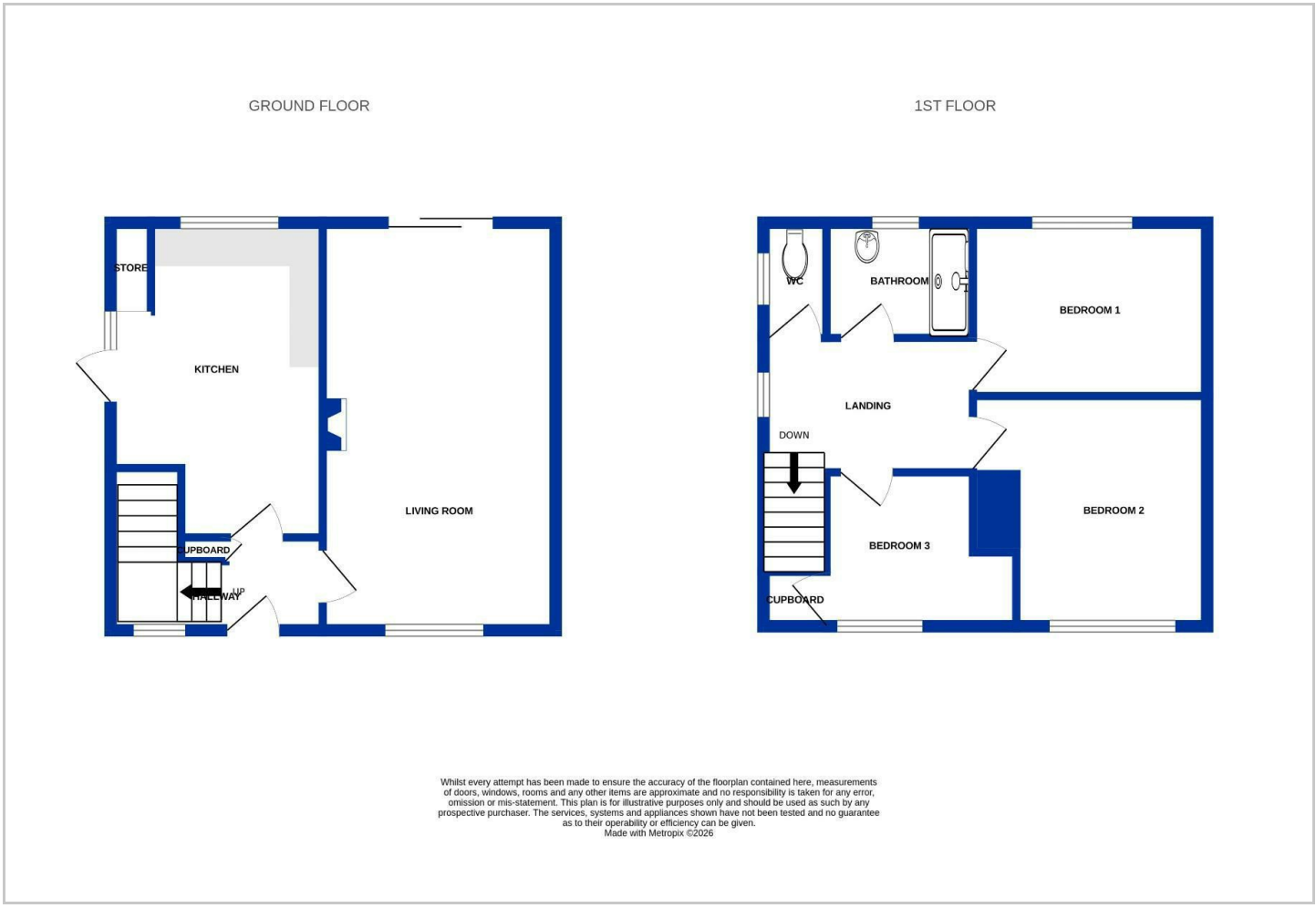
Hybrid Map



Terrain Map



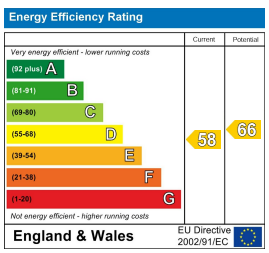
Floor Plan

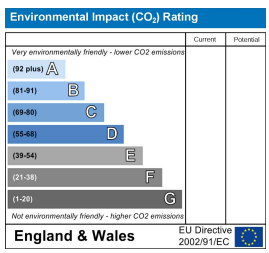


Viewing

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.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com