

# HUNTERS®

HERE TO GET *you* THERE



Landseer Way  
Bramley, Leeds, LS13 2TX

£185,000

3 1 2 C

Council Tax: C



# 48 Landseer Way

Bramley, Leeds, LS13 2TX

£185,000



- Extended three-bedroom terraced home
- Shaker-style kitchen with ample storage
- Two spacious reception rooms
- Separate utility room and downstairs WC
- Quality wood flooring to living area
- Modern bathroom with separate shower
- Enclosed, low-maintenance rear garden
- Close to schools, shops and park
- 10-minute train to Leeds centre
- Loft boarded Storage

This three-bedroom brick terraced house in Bramley, Leeds is offered **\*\*for sale\*\*** and provides well-planned accommodation in an urban location with good access to local amenities, schools and transport links.

The ground floor has an entrance PORCH leading into the hallway with a useful DOWNSTAIRS WC. The extended ground floor includes a shaker-style KITCHEN with ample storage units, tiled splashbacks and space for appliances, together with a separate UTILITY room. There are two reception areas: the first with a large window and double doors opening into an open-plan dining and sitting room, which features quality wood flooring.

Upstairs, there are THREE GENEROUS bedrooms. Bedroom one is a double with built-in wardrobes, bedroom two is a double with a built-in cupboard, and bedroom three is a further well-sized room. The family BATHROOM offers a white suite, separate shower and heated towel rail.

Outside, the rear garden is fully enclosed and easily maintained, with a brick garden store.

Bramley offers nearby primary and secondary schools, a good range of local shops and supermarkets, and access to walking and cycling routes along the Leeds & Liverpool Canal and surrounding green spaces. Bramley Park is also within easy reach for outdoor recreation.

Public transport links are convenient, with Bramley railway station providing services to Leeds city centre in around 10 minutes and to Bradford in approximately 15–20 minutes. Regular bus services operate to Leeds, Kirkstall and Pudsey, supporting this property's suitability for families and first-time buyers seeking an accessible Leeds location.

## KITCHEN

10'4" x 9'8" (3.16m x 2.95m)

## LIVING ROOM

14'6" x 10'11" (4.42m x 3.35m)

## DINING ROOM

10'11" x 7'0" (3.35m x 2.14m)

## SITTING ROOM

9'11" x 8'5" (3.03m x 2.57m)

## UTILITY ROOM

8'10" x 6'11" (2.70m x 2.12m)

## WC

5'5" x 5'2" (1.67m x 1.60m)

## BEDROOM ONE

12'11" x 11'11" (3.96m x 3.64m)

## BEDROOM TWO

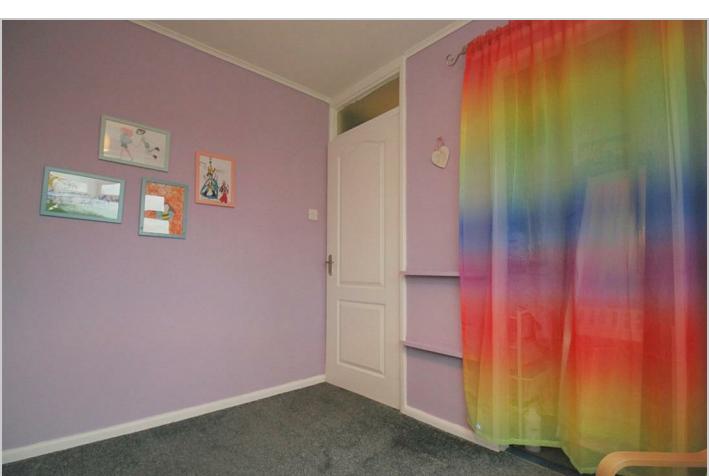
9'10" x 9'7" (3.01m x 2.93m)

## BEDROOM THREE

9'10" x 8'7" (3.00m x 2.63m)

## BATHROOM

9'0" x 5'5" (2.75m x 1.67m)



## Road Map



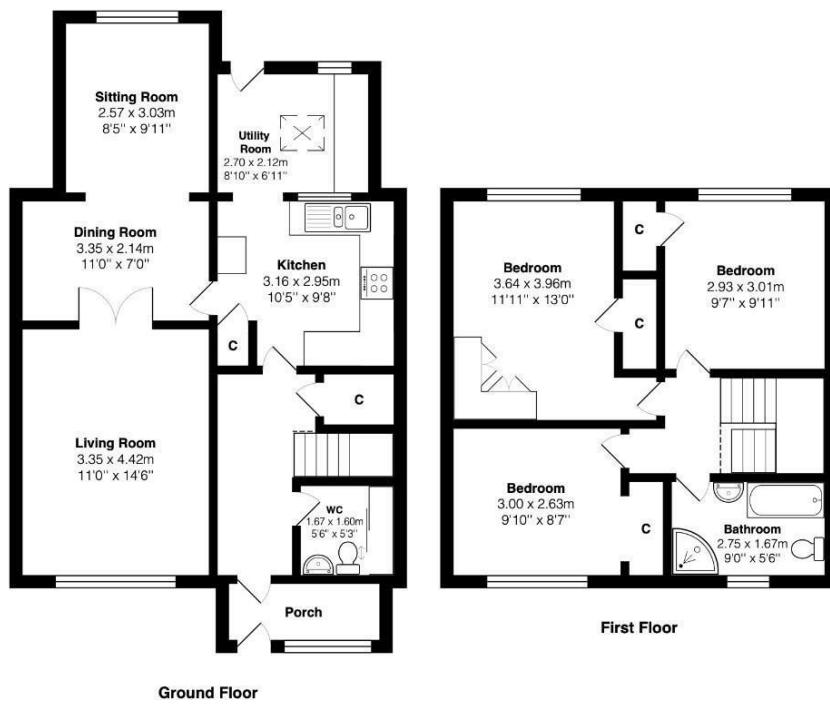
## Hybrid Map



## Terrain Map



## Floor Plan



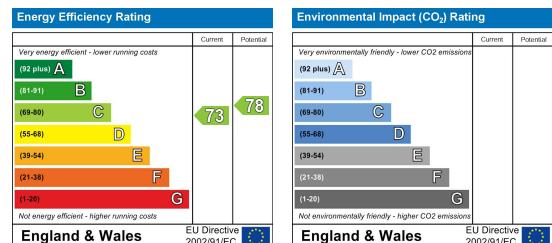
Total Area: 107.5 m<sup>2</sup> ... 1157 ft<sup>2</sup>

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.