

HUNTERS®

HERE TO GET *you* THERE



Hough Lane

Bramley, LS13 3PS

£180,000



Council Tax: B



47 Hough Lane

Bramley, LS13 3PS

£180,000



- No onward chain
- Brick-built through terrace
- Ideal first-time buy
- Excellent buy-to-let potential
- Direct trains to Leeds from Bramley station
- Rear parking for one to two cars
- Fitted kitchen with appliances
- Local shops and bus links nearby
- Neutral décor throughout
- Viewings from 10 November

Hunters are delighted to offer for sale this appealing brick-built through terraced home, positioned on Hough Lane and available with no onward chain. An exciting opportunity for first-time buyers looking to take their first step onto the property ladder, the property will also appeal to buy-to-let investors seeking a conveniently located addition to their portfolio.

Inside, neutral white décor provides a versatile backdrop, complemented by grey carpets and wood-effect laminate flooring. The accommodation includes a fitted kitchen with appliances and a bathroom, while uPVC double glazing and a remote-controlled alarm system add to the practical features.

There are two double bedrooms alongside a versatile third room, which is best suited for use as a study or cot room. This space offers flexibility to suit buyers' individual needs, whether as a home office, nursery or useful additional room.

Externally, a rear parking arrangement, accessed from the back of Melbourne Grove, provides off-street parking for one to two cars.

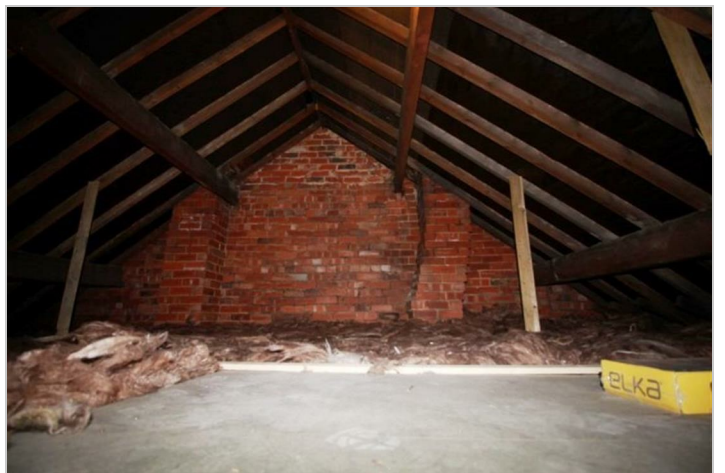
The location is a particular highlight for anyone who relies on public transport. Bramley train station is situated at the bottom of the road, providing direct services into Leeds and making travel into the city centre straightforward for work, shopping or leisure. Nearby bus connections provide further options for getting around the surrounding area.

Hough Lane also offers convenient access to everyday amenities, with local shops and Bramley Community Hub and Library close by. Together, the accessible setting and rail links strengthen the property's appeal both as a first home and as a potential rental investment.

Offered with no onward chain, this home presents an excellent opportunity to purchase in a convenient and well-connected location.

Viewings are available from 10 November onwards. Call Hunters Pudsey today on 0113 257 6198 to register your interest!

Tel: 0113 257 6198



Road Map



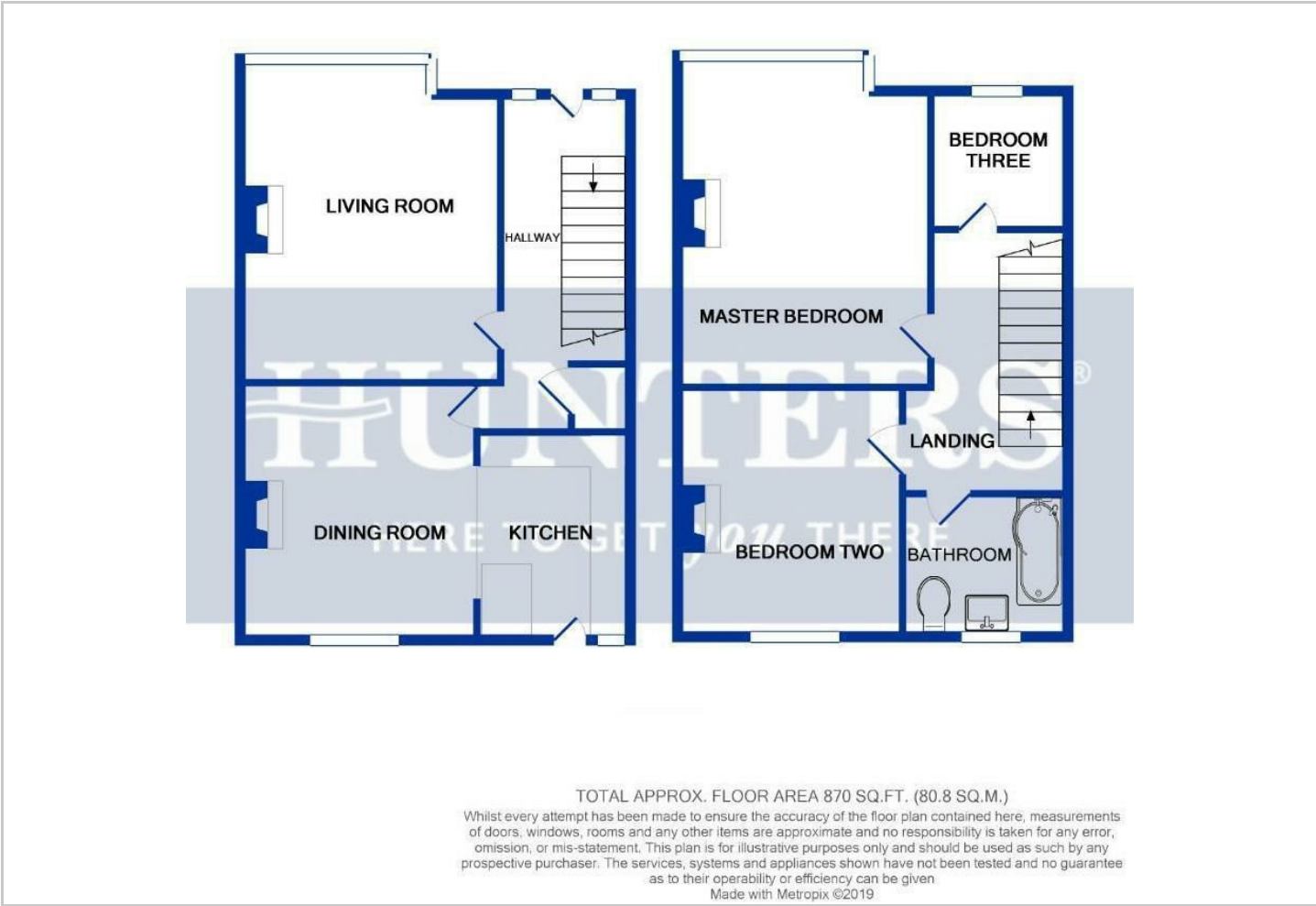
Hybrid Map



Terrain Map



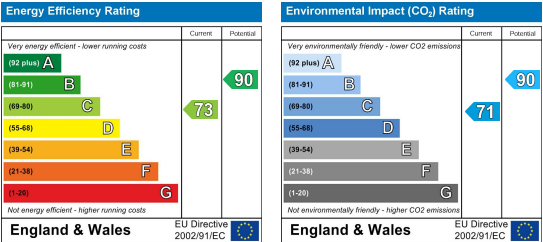
Floor Plan



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.