

# HUNTERS<sup>®</sup>

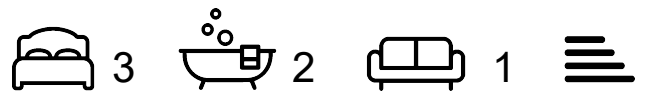
HERE TO GET *you* THERE



## Harley Terrace

Bramley, Leeds, LS13 4RE

£150,000



Council Tax: A

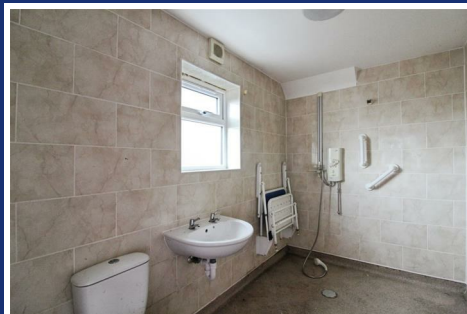




# 33 Harley Terrace

Bramley, Leeds, LS13 4RE

## £150,000



- Extended three-bedroom semi-detached
- No onward chain
- Ground-floor extension with en-suite wet room
- Three well-proportioned first-floor bedrooms
- Council tax band: A
- Calling all builders, investors and property developers!
- Genuine blank canvas requiring full modernisation
- Excellent scope to renovate and add potential value
- Attractive price per square foot
- Potential to extend further or reconfigure (STPP)

Calling all builders, investors, and property developers looking for their next project!

An exciting opportunity to purchase a substantially extended three-bedroom semi-detached property, offered with **\*\*no onward chain\*\***. Requiring full modernisation throughout, this is a genuine blank canvas ready for its next owner to completely put their own stamp on.

With an extended footprint, generous accommodation and an attractive price per square foot, the property offers plenty of scope for anyone looking to renovate, reconfigure and potentially add potential value. Whether you are searching for your next investment, development project or a home you can completely tailor to your own taste, the space and flexibility on offer are undoubtedly the main attraction.

The ground floor accommodation begins with an entrance hallway featuring tiled flooring and a useful understairs storage cupboard. To the front is a well-proportioned living room with a stone fireplace, while to the rear is an open-plan dining kitchen fitted with a range of pine wall and base units, tiled splashbacks and a gas cooker point.

Adding considerably to the overall footprint is the single-storey rear extension. Currently arranged as an additional reception room or potential ground-floor bedroom, the extension also benefits from its own en-suite wet room. This additional space offers excellent flexibility for buyers looking to redesign the ground floor, create further living accommodation or adapt the layout to suit their own requirements.

To the first floor are three well-proportioned bedrooms, together with a separate bathroom incorporating a bath and wash basin and an independent WC. While the accommodation now requires updating throughout, the existing room sizes provide a strong starting point for anyone wanting to strip the property back and create something entirely their own.

Externally, the property continues to offer plenty of potential. To the front is a tiered, pebbled garden, while the generous rear garden provides further scope for landscaping and improvement alongside the house itself.

This is very much a property to be viewed for **\*\*what it could become rather than what it is today\*\***. For buyers prepared to undertake the works, the combination of its extended accommodation, three good-sized bedrooms, flexible ground-floor layout and generous outside space makes this an exciting opportunity to modernise, remodel and create a home with their own individual finish.

Situated within the popular residential area of Bramley, the property is conveniently positioned for a wide range of everyday amenities. Bramley Town Street and Bramley Shopping Centre provide shops and local services, with further retail facilities available at Kirkstall Bridge Shopping Park. The area is also well placed for commuters, with access to the Leeds Outer Ring Road, Leeds City Centre, regular bus services and Bramley Railway Station providing direct links towards Leeds and Bradford.

Offered with **\*\*no onward chain\*\***, viewing is strongly recommended to fully appreciate the size, flexibility and potential on offer.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

14'11" x 10'5" (4.56 x 3.20m)

DINING KITCHEN

14'11" x 10'4" (4.56 x 3.17m)

BEDROOM FOUR / RECEPTION ROOM

10'6" x 10'6" (3.22 x 3.22m)

WET ROOM

LANDING

BEDROOM ONE

14'11" x 10'5" (4.56 x 3.20m)

BEDROOM TWO

13'3" x 10'4" (4.06 x 3.17m)

BEDROOM THREE

9'2" x 7'8" (2.80 x 2.36m)

W/C

BATHROOM

GARDENS



Road Map



Hybrid Map



Terrain Map



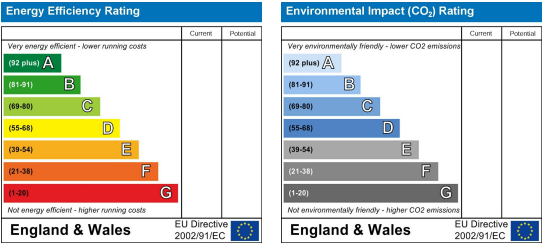
Floor Plan



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.