

HUNTERS®

HERE TO GET *you* THERE



Rose Glen, Ring Road

Bramley, LS13 4DU

Offers Over £220,000



Council Tax: B



Rose Glen Ring Road

Bramley, LS13 4DU

Offers Over £220,000



- Delightful semi-detached home
- Three charming bedrooms
- Scope for personalisation to own vision
- Tastefully decorated living room with bay window
- Potential to extend (SSTP) or create open-plan living
- Well-sized private garden
- Quiet residential area of Bramley
- Practical kitchen & bathroom providing blank canvas
- Garage and drive parking off-street
- Perfect for first-time buyers, families, property developers!

Welcome to a sizeable SEMI-DETACHED house that's up for sale, beautifully nestled within a quiet Bramley residence. This well-presented, neutrally decorated property is ready for you to make your own mark. With an easy commute to Leeds and close to Bramley train station, scope for personalisation means it's the PERFECT HOME for first-time buyers, families and property developers alike!

The property is thoughtfully designed with TWO generous RECEPTION ROOMS. The first reception room is a delightful space with patio doors leading to the well-sized garden. This room is BEAMING with potential, with the possibilities to knock through a kitchen-diner and even EXTEND (SSTP). The house displays a galley-style KITCHEN with potential to design an OPEN-PLAN layout with a handy side door access to the garden. A tiled splashback and flooring add functionality and the addition of an understairs PANTRY. The second reception is a separate LIVING ROOM, resplendent with a bay window, that welcomes natural light. Both the dining room and living room are complemented with traditional coving, with cosy addition of marble electric fireplace and plush carpets to the living room.

Accommodation comprises THREE BEDROOMS. The main bedroom is a lovely, double sized room complete with FITTED WARDROBES and a vanity desk. Bedroom two, also a double, offers scenic views to the garden and is lovingly carpeted, with fitted wardrobes ensuring plenty of storage space. The charming third bedroom is a single but is versatile enough to be a comfortable HOME OFFICE or a cosy nursery.

The BATHROOM features a bath equipped with an overhead shower and plenty of storage options. The bathroom offers plenty of scope to tailor it to your vision.

The overall potential for personalisation, coupled with the scope to extend (STPP), makes this home an exciting opportunity for first-time buyers, families, and property developers. Don't wait, it won't stay on the market for long!

Tel: 0113 257 6198

KITCHEN

11'7" x 5'9" (3.54m x 1.77m)

DINING ROOM

12'2" x 11'10" (3.723m x 3.63m)

LIVING ROOM

14'9" x 11'10" (4.52m x 3.63m)

BEDROOM ONE

13'2" x 11'0" (4.03m x 3.37m)

BEDROOM TWO

12'1" x 11'0" (3.70m x 3.37m)

BEDROOM THREE

7'2" x 6'7" (2.19m x 2.02m)

BATHROOM

6'7" x 5'10" (2.02m x 1.78m)



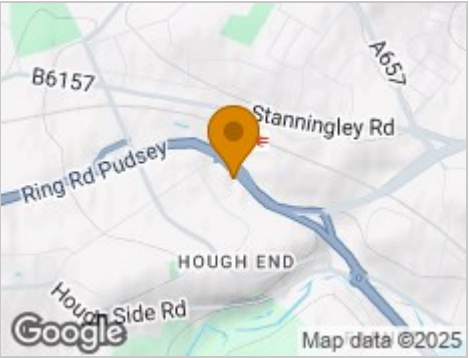
Road Map



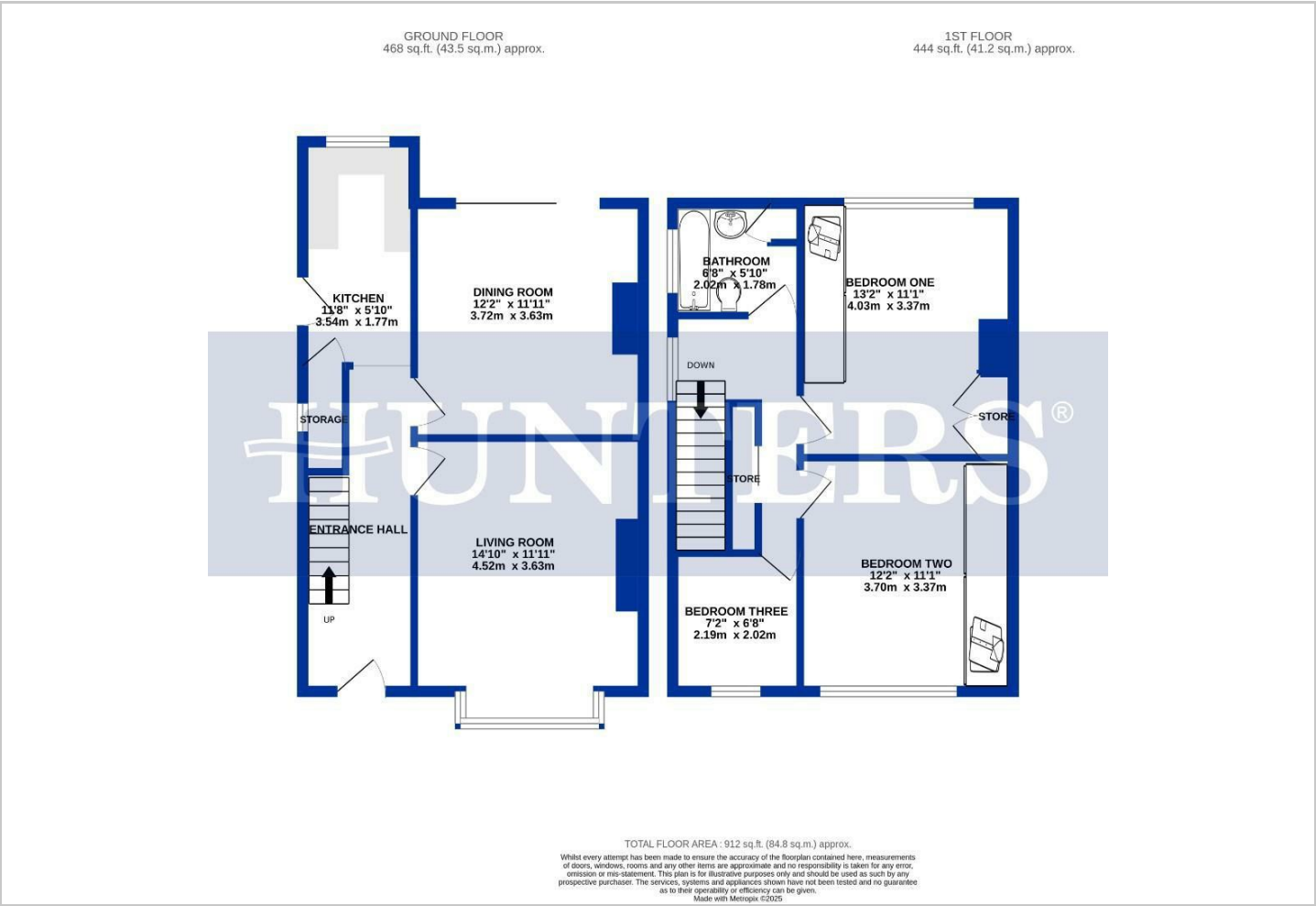
Hybrid Map



Terrain Map



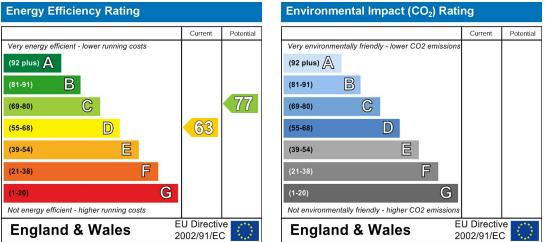
Floor Plan



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.