

# HUNTERS<sup>®</sup>

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## Somerdale Grove

Bramley, Leeds, LS13 4SE

£210,000



Council Tax: B



# 28 Somerdale Grove

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£210,000



- Larger than average home
- All three double bedrooms
- High-standard finish throughout
- Contemporary hi-gloss kitchen
- Additional loft room with windows & power
- Beautiful garden plot with pergola
- Large modern family bathroom suite
- Front decking and off-street parking on drive
- Located in quiet yet well connected cul-de-sac
- Council tax band 'B'

This ONE-OF-A-KIND three-bedroom home nestled in a quiet cul-de-sac is now up for sale. Especially appealing to first-time buyers and families, the property offers a LARGER than average footprint proportions than typical terraces in the area, thanks to being built over the passage to the rear, resulting in THREE DOUBLE bedrooms.

Stepping into the welcoming entrance, you'll find two reception rooms: a beautifully decorated LIVING ROOM with OAK flooring, a feature marble fireplace and a SOUTH-FACING BOW window that fills the space with light. The second reception is a bright DINING AREA with a garden outlook, seamlessly connected to a CONTEMPORARY high-gloss grey kitchen. The kitchen boasts an integrated oven and microwave, along with a four-burner induction hob, and offers direct access to the garden, perfect for summer gatherings.

Upstairs, there are THREE DOUBLE bedrooms, each offering excellent space and versatility. The main front-facing double incorporates fitted wardrobes and an elevated outlook. The second double, overlooking the garden, also features FITTED WARDROBES and a ceiling fan for comfort all year round. The third bedroom is noticeably LARGER than average for the area and offers full flexibility for your needs. There is also an occasional LOFT ROOM providing additional usable space. The modern grey BATHROOM suite includes a over-bath shower handle, sleek integrated storage and a white WC with sink.

The outside spaces have been designed for low maintenance and maximum enjoyment. There is a decked GARDEN area with a pergola and outside power, ideal for outdoor dining or summer BBQs, while the elevated decking at the FRONT is a real suntrap. Off-street PARKING is available via the driveway.

LOCATION - In a quiet cul-de-sac, Somerdale Walk benefits from easy access to both local amenities and Bramley Train Station, only a short walk away. From Bramley, you can enjoy frequent services to Leeds, about 10 minutes, and Bradford, making commuting straightforward. Nearby, Stanningley Park and Bramley Shopping Centre offer places for recreation and daily conveniences.

This well-connected, smart home is READY to enjoy and especially suited to those seeking space, comfort and practicality in Bramley. Council tax band B.

Tel: 0113 257 6198

## LIVING ROOM

12'0" x 13'1" (3.67 x 4.01m)

## DINING ROOM

7'8" x 8'11" (2.36 x 2.74m)

## KITCHEN

6'11" x 8'11" (2.12 x 2.74m)

## LANDING

## BEDROOM ONE

9'8" x 12'0" (2.95 x 3.67m)

## BEDROOM TWO

9'8" x 10'3" (2.95 x 3.13m)

## BEDROOM THREE

8'11" x 9'9" (2.73 x 2.99m)

## BATHROOM

7'1" x 5'4" (2.17 x 1.64m)

## OCCASIONAL ROOM

17'5" x 10'2" (5.31 x 3.10m)

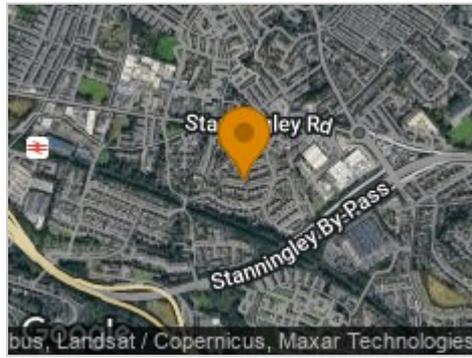
## GARDENS & DRIVE



## Road Map



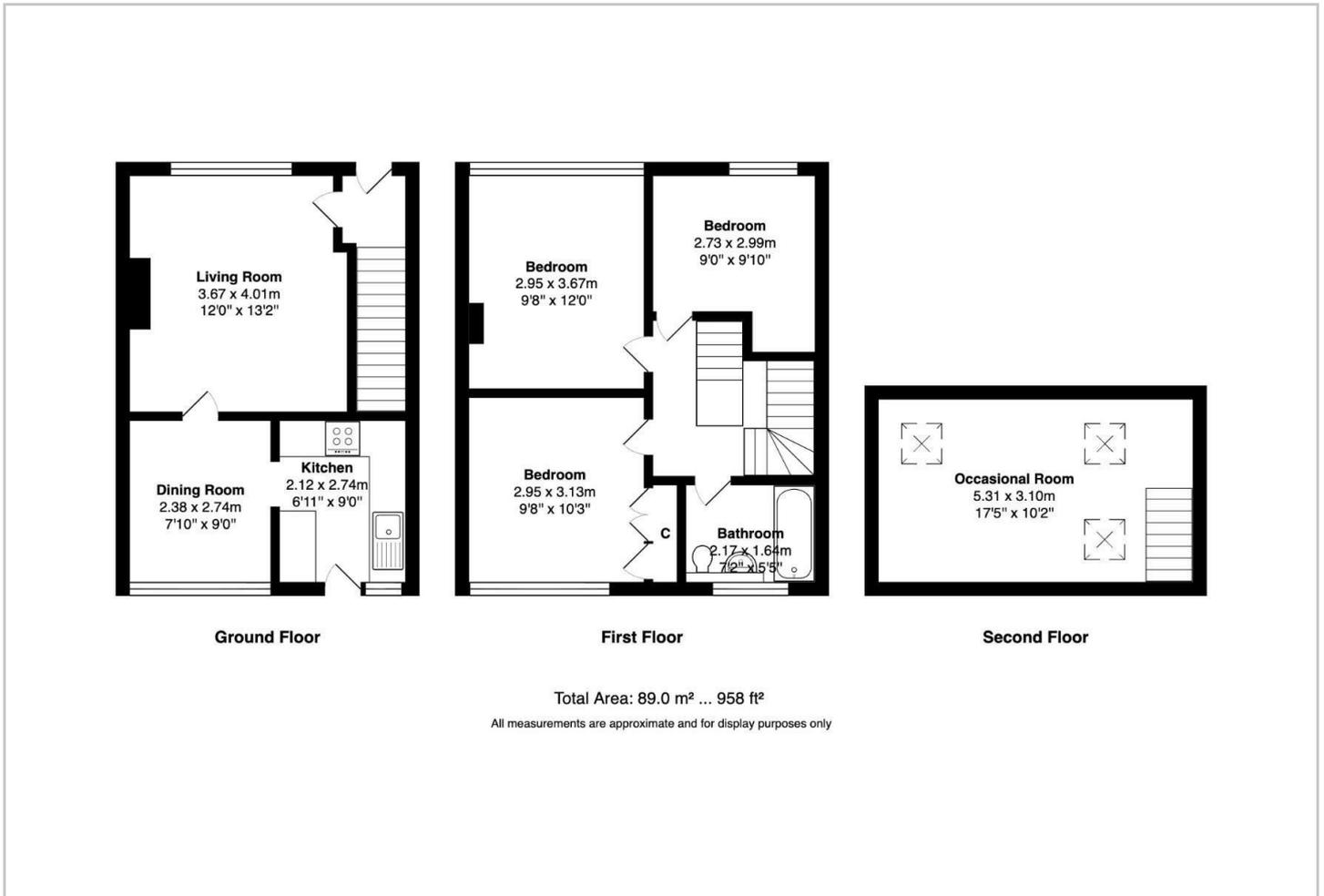
## Hybrid Map



## Terrain Map



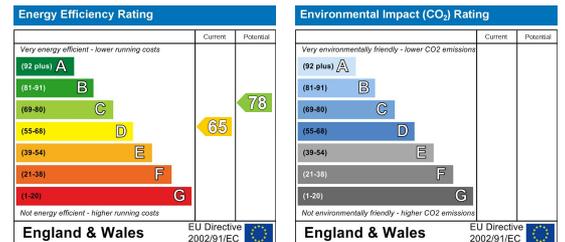
## Floor Plan



## 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.