

HUNTERS[®]

HERE TO GET *you* THERE



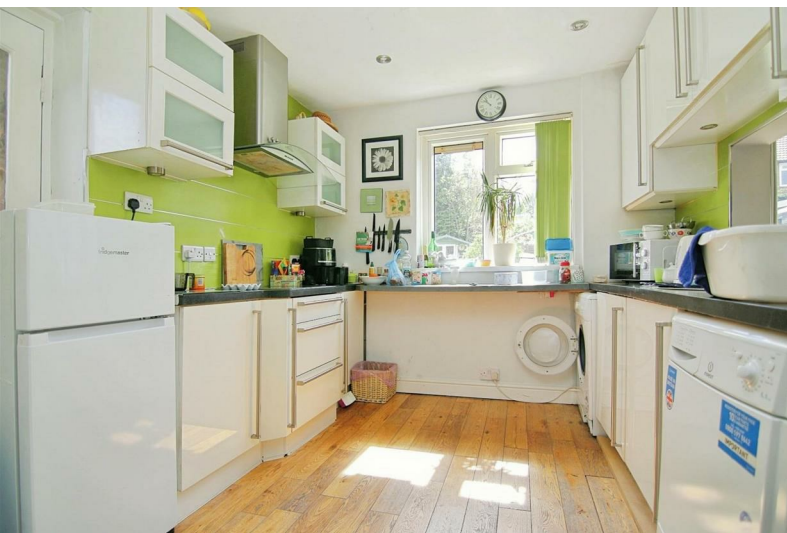
Leeds & Bradford Road

Leeds, LS13 2PJ

£239,950



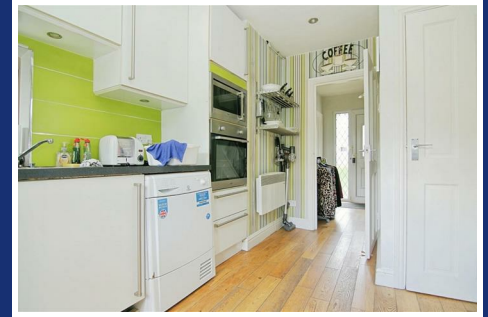
Council Tax: A



247 Leeds & Bradford Road

Leeds, LS13 2PJ

£239,950



- Three-bedroom semi-detached house
- Two double bedrooms plus single / office
- Front and rear gardens
- Bright reception with garden views
- Separate kitchen with garden access
- Bathroom with walk-in shower
- Off-street parking available
- Close to shops and local amenities
- Excellent transport links for commuters
- Loft Space ideal for conversion - subject to plannings & building regulations

This well-presented THREE-bedroom semi-detached home is ideally situated in the ever-popular Bramley area of Leeds, offering comfortable living space suited to a range of buyers.

The property opens into a welcoming HALLWAY leading to a bright and inviting LIVING room, where a pleasant outlook over the garden creates a relaxing atmosphere. A separate KITCHEN is fitted with a range of wall and base units, provides space for appliances, and benefits from direct access to the side garden, ideal for everyday convenience.

Upstairs, the home offers THREE bedrooms, including two well-proportioned doubles and a versatile third room, perfect as a home office, nursery, or single bedroom. BEDROOM ONE to the front features a fitted wardrobe rail, while the rear DOUBLE BEDROOM enjoys built-in storage and views over the garden. The BATHROOM is fitted with a modern walk-in shower, WC, and vanity storage with additional space beneath the sink.

Externally, the property boasts both FRONT and REAR GARDENS, thoughtfully arranged to provide distinct areas for relaxing, entertaining, or gardening. A garden shed and useful side access add further practicality, while off-street PARKING is available to the front.

The location is particularly appealing, with Bramley's wide range of local amenities close at hand, including shops, cafés, and everyday services along the nearby high street. The area also benefits from access to green spaces, scenic walking and cycling routes, and nearby parks along the Leeds & Liverpool Canal.

For commuters, the property is well connected, with regular bus services along Leeds & Bradford Road offering easy access to Leeds city centre and Pudsey. Bramley railway station is also within easy reach.

HALLWAY

LIVING

11'10" x 22'2" (3.62 x 6.76)

KITCHEN

9'2" x 13'6" (2.80 x 4.14)

LANDING

BEDROOM

12'0" x 12'6" (3.67 x 3.82)

BEDROOM

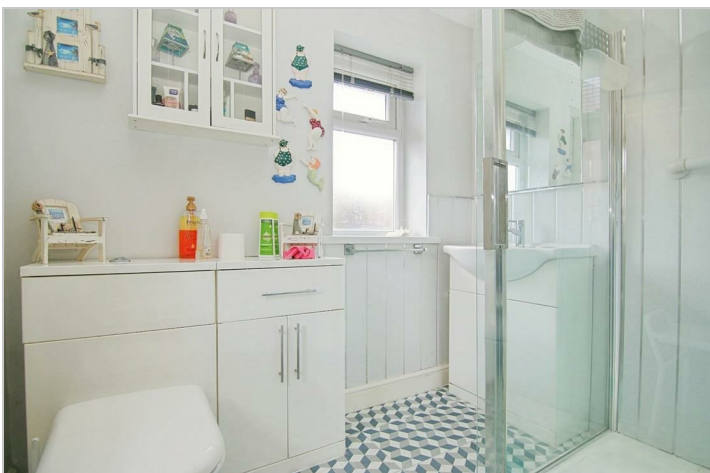
12'0" x 9'2" (3.67 x 2.81)

BEDROOM

8'11" x 8'0" (2.74 x 2.45)

BATHROOM

7'3" x 5'6" (2.23 x 1.68)



Road Map



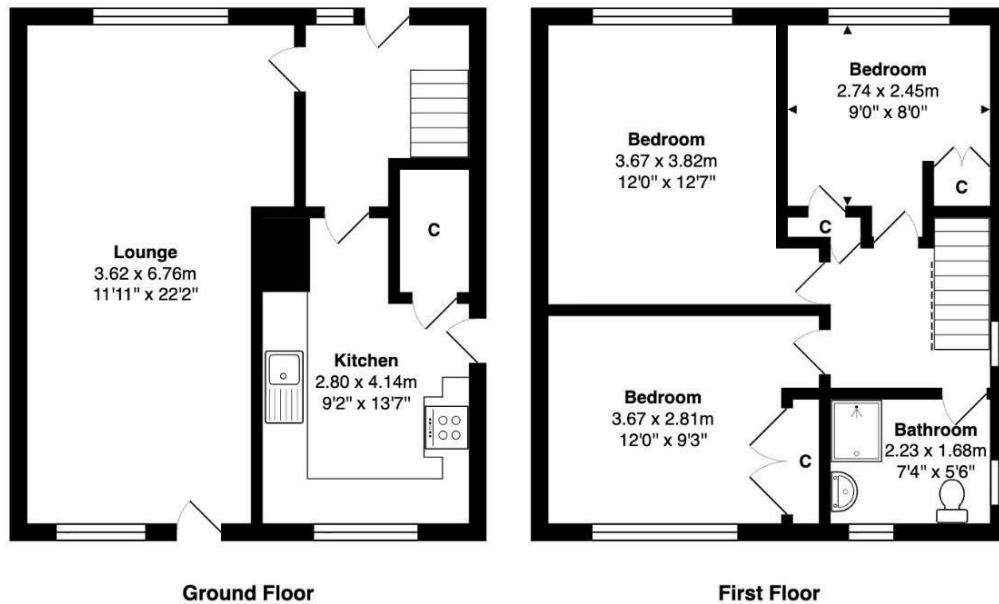
Hybrid Map



Terrain Map



Floor Plan



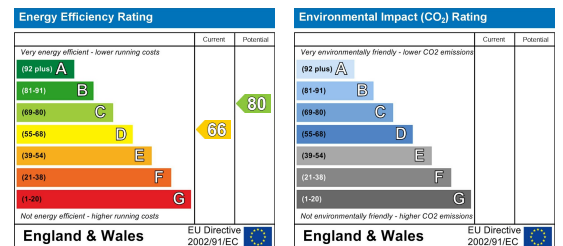
Total Area: 81.0 m² ... 872 ft²

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.