

# HUNTERS<sup>®</sup>

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## Landseer Way

Bramley, LS13 2TX

£175,000



Council Tax: A



# 40 Landseer Way

Bramley, LS13 2TX

£175,000



- Ideal for first-time buyers
- Modern light-filled dining kitchen
- Patio doors to rear garden
- Two good-sized double bedrooms
- Contemporary bathroom with walk-in shower
- Low-maintenance landscaped rear garden
- Short walk to Bramley Shopping Centre
- Excellent rail links to Leeds
- Convenient access to motorway networks

This charming two-bedroom terraced home in Bramley is a delightful, welcoming property with a warm and cheerful feel throughout, making it a fantastic choice for first-time buyers, couples or investors alike.

As you step inside, the LIVING ROOM offers a cosy and comfortable space to relax, with a pleasant outlook over the front garden and attractive feature wallpaper adding a splash of character. It is the perfect spot to unwind at the end of the day or enjoy a quiet morning coffee.

To the rear, the home really opens up into a bright and sociable DINING KITCHEN. Fitted with fresh white cabinets, high- and low-level storage units, a gas hob, electric oven and a useful storage/pantry cupboard, this is a practical yet inviting space for everyday living. There is plenty of room for dining, making it ideal for family meals, hosting friends or simply enjoying a relaxed breakfast with the patio doors open on a sunny day.

Upstairs, the property continues to impress with two DOUBLE BEDROOMS, both offering comfortable proportions and flexibility to suit a range of buyers, the rooms also benefit from extra storage space. The modern BATHROOM is finished with a walk-in shower, toilet and sink unit, together with a heated radiator for added comfort.

Externally, the GARDEN is where this home truly comes into its own. Flowing directly from the kitchen through patio doors, the rear garden feels like a natural extension of the living space and is very much the heart of the home. Designed to be low maintenance yet full of usable space, it features part artificial lawn, pebbled and flagged areas, creating different spots to sit, dine, entertain or enjoy a little fresh air. Whether it is summer barbecues, evening drinks, children playing, pets pottering, or simply a peaceful place to relax, this garden offers a wonderful outdoor retreat. A shed also provides useful additional storage, keeping the space practical as well as enjoyable.

Bramley is a popular and convenient location, with Bramley Shopping Centre within easy reach, offering supermarkets, everyday amenities and useful local services. Nearby schools, parks, green spaces and walking routes add further appeal, making this a well-rounded home in a practical and established residential setting. Good local transport and road links also make the area well connected for commuting and day-to-day travel.

Tel: 0113 257 6198

## DINING KITCHEN

14'8" x 8'2" (4.48m x 2.51m)

## LIVING ROOM

12'11" x 11'5" (3.96m x 3.50m)

## BEDROOM ONE

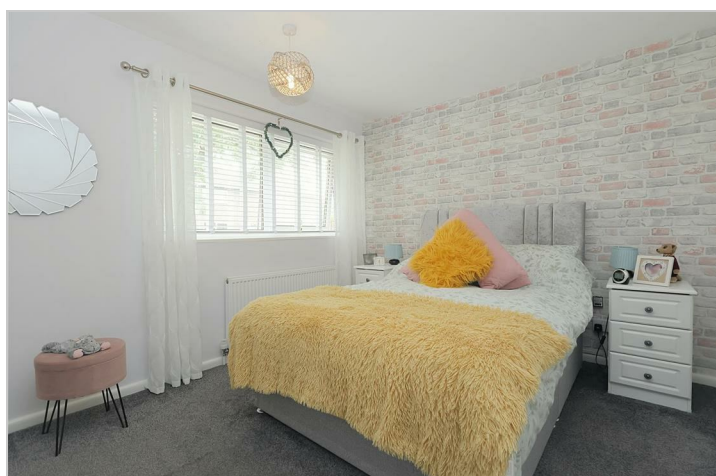
11'8" x 9'8" (3.57m x 2.96m)

## BEDROOM TWO

9'0" x 8'8" (2.76m x 2.66m)

## BATHROOM

6'4" x 5'11" (1.94m x 1.82m)



## Road Map



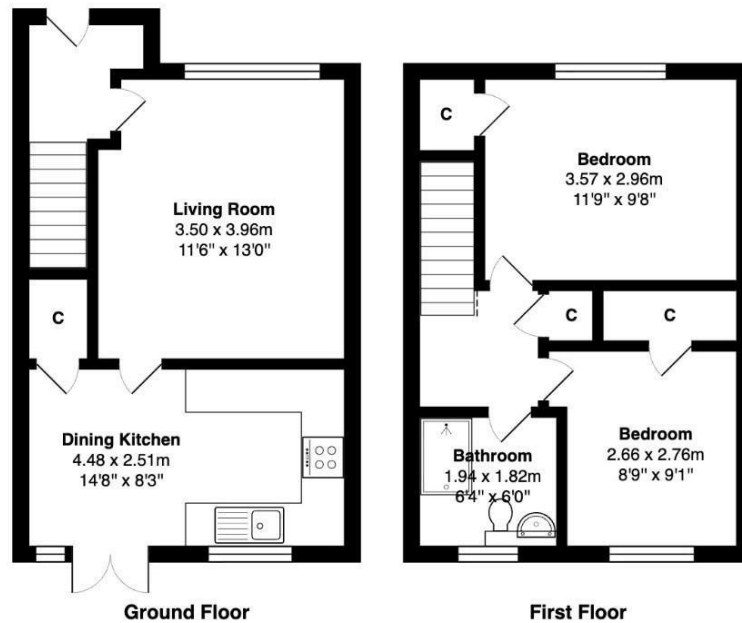
## Hybrid Map



## Terrain Map



## Floor Plan



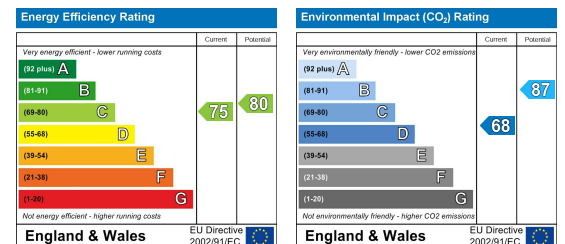
Total Area: 60.8 m<sup>2</sup> ... 654 ft<sup>2</sup>

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.