

HUNTERS[®]

HERE TO GET *you* THERE



Wellstone Avenue

Bramley, Leeds, LS13 4EE

Chain Free £249,999



Council Tax: A



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- CHAIN FREE SALE!
- Unique three bedroom home
- Beautifully extended to rear
- Inviting kitchen with granite worktops
- Log burner in living room
- Large dining room bathed in sunshine
- Stunning bathroom suite with rain shower
- Ground floor W/C
- Low-maintenance gardens with bar
- Nearby local amenities and transport links

Welcome to this beautifully presented ONE-OF-A-KIND semi-detached house that's just waiting to be your new home! New to market, this IMMACULATE and EXTENDED property is sure to catch the eye of first-time buyers, couples and families alike!

As you step through the large ENTRANCE HALL, you'll find TWO generously sized reception rooms. The gorgeous LIVING ROOM, with its excellent size and lovely LOG BURNER, is a true heart of the home. It flows seamlessly into the DINING ROOM EXTENSION which is filled with natural light from three Velux skylights. This space, with its excellent finish and room for a large dining table, is perfect for hosting dinner parties or enjoying family meals. The KITCHEN is a cook's dream with its Rangemaster oven, central island with GRANITE worktops, Belfast sink, and shaker style units. There is also access to the side of the property and an internal door leads to the GROUND FLOOR W/C.

Upstairs, there are THREE BEDROOMS. The main bedroom is a spacious DOUBLE at the rear of the home, with a lovely décor and a delightful GARDEN VIEW. The second bedroom is also a spacious DOUBLE and could function as the main if preferred, boasting an equally lovely décor and carpet flooring. The third bedroom is a fantastic single bedroom, LARGER than many third bedrooms, offering a versatile space that could serve as a great HOME OFFICE or guest room. The BATHROOM is a sight to behold with a RAIN SHOWER, heated towel rail, and a GORGEOUS, tiled suite. The frosted window provides privacy while the extractor fan keeps the space fresh.

The property is not just beautiful on the inside. The LOW MAINTENANCE GARDENS are a joy, with a patio, Astroturf, and even a BAR at the top! A shed and a brick-built store provide extra outdoor storage.

The house is security ALARMED for peace of mind, and the EPC rating is a comfortable 'C'. Council tax falls within Band 'A', making this an affordable choice. Located near Bramley train station, with easy LEEDS commute, public transport links, local amenities, and nearby parks, this house is PERFECTLY situated. Plus, hidden unallocated PARKING is often available at the rear. This immaculate house is a real gem - make it yours today!

Tel: 0113 257 6198

ENTRANCE HALL

7'8" x 11'1" (2.34 x 3.40m)

KITCHEN

10'3" x 11'1" (3.14 x 3.40m)

GROUND FLOOR W/C

2'4" x 4'3" (0.72 x 1.32m)

LIVING ROOM

21'4" x 11'1" (6.52 x 3.39m)

DINING ROOM

17'7" x 9'6" (5.37 x 2.91m)

LANDING

BATHROOM

5'8" x 7'8" (1.74 x 2.35m)

BEDROOM ONE

13'6" x 11'1" (4.13 x 3.40m)

BEDROOM TWO

10'5" x 11'1" (3.20 x 3.40m)

BEDROOM THREE

7'6" x 11'1" (2.31 x 3.40m)

OUTSIDE STORE (BRICK-BUILT)

6'0" x 12'0" (1.84 x 3.68m)

EXTERIOR GARDENS



Road Map



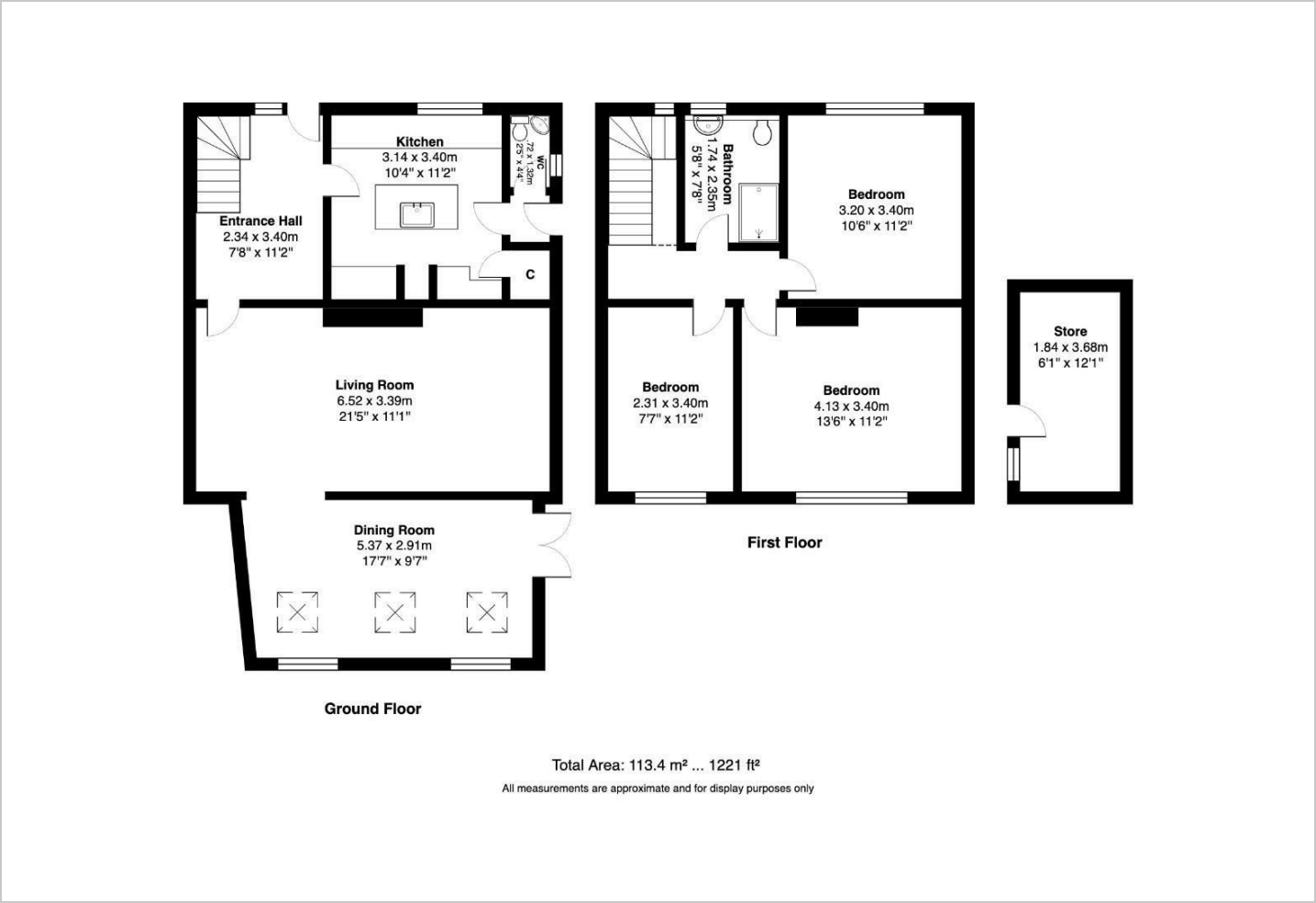
Hybrid Map



Terrain Map



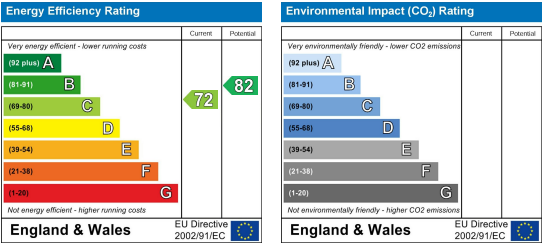
Floor Plan



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.