

HUNTERS®

HERE TO GET *you* THERE



Hough End Close

Bramley, Leeds, LS13 4HF

Offers Over £240,000



Council Tax: B



2 Hough End Close

Bramley, Leeds, LS13 4HF

Offers Over £240,000



- CHAIN FREE SALE!
- Beautiful corner plot property
- Three charming bedrooms
- Two reception rooms plus conservatory extension
- Well maintained and blank canvas for modernisation
- Drive and garage parking
- Accessible bathroom with room to reconfigure
- Potential to create open-plan living and/or extend
- Landscaped gardens with sun terrace
- Nearby local amenities, schools and transport links

Welcome to this DELIGHTFUL end terrace, nestled in a beautiful corner plot. The property is painted in neutral tones and kept in great condition and providing an EXCELLENT BLANK CANVAS for some modernisation. This charming house boasts TWO spacious reception rooms, a functional galley-kitchen, THREE inviting bedrooms, and a practical bathroom.

The property also benefits from a lovely CONSERVATORY EXTENSION, which provides ample light and a delightful sitting space. The first reception room, a front LIVING ROOM, is complemented by plush carpets, a warm marble gas fire, and exposed brickwork. From there, double doors lead to a separate DINING ROOM, complete with French doors that guide you to the stunning outside space. If desired, this space can easily be opened to create an OPEN-PLAN kitchen diner.

Speaking of the KITCHEN, it's full of potential. You'll be able to add your unique touches, with space to create a layout that suits your needs. It features a convenient double oven and understairs pantry, nicely complemented by a tiled splashback and a template to tailor to your own vision!

THREE BEDROOMS complete the picture upstairs. The main bedroom, located at the front of the home, is a comfortable double room with neutral decor. The second double bedroom, bathed in sunshine, boasts STUNNING VIEWS to the rear and fitted wardrobes. The third bedroom, a versatile single room, would make a cute nursery or an ideal HOME OFFICE.

The ACCESSIBLE BATHROOM is highly functional, featuring a corner shower and a frosted window for privacy. If preferred, there's plenty of room to reconfigure the space to fit a separate bath and shower too!

One cannot ignore the property's unique features: the GARAGE and drive offer ample parking space, and the stunning LANDSCAPED GARDEN is a sight to behold. Accessible from the conservatory and dining room french doors, the low-maintenance garden is adorned in Indian stone paving and leads to a beautiful TERRACE SEATING to soak up the sun. An enchanting pond and outside power sockets are additional benefits.

Situated on a pleasant CORNER PLOT, this property offers ELEVATED VALLEY VIEWS. It's an IDEAL home for first-time buyers, families, and property developers alike. Don't miss out on this opportunity to secure a SIZEABLE family home and book an early viewing today!

Tel: 0113 257 6198

LIVING ROOM

15'2" x 14'8" (4.63 x 4.48m)

CONSERVATORY

8'9" x 11'3" (2.68 x 3.43m)

DINING ROOM

7'11" x 10'5" (2.42 x 3.18m)

KITCHEN

6'10" x 10'5" (2.10 x 3.18m)

LANDING

BEDROOM ONE

9'0" x 14'1" (2.76 x 4.31m)

BEDROOM TWO

9'0" x 14'1" (2.76 x 4.31m)

BEDROOM THREE

5'11" x 8'4" (1.81 x 2.56m)

GARAGE

11'9" x 16'0" (3.60 x 4.89m)

GARDENS & DRIVE



Road Map



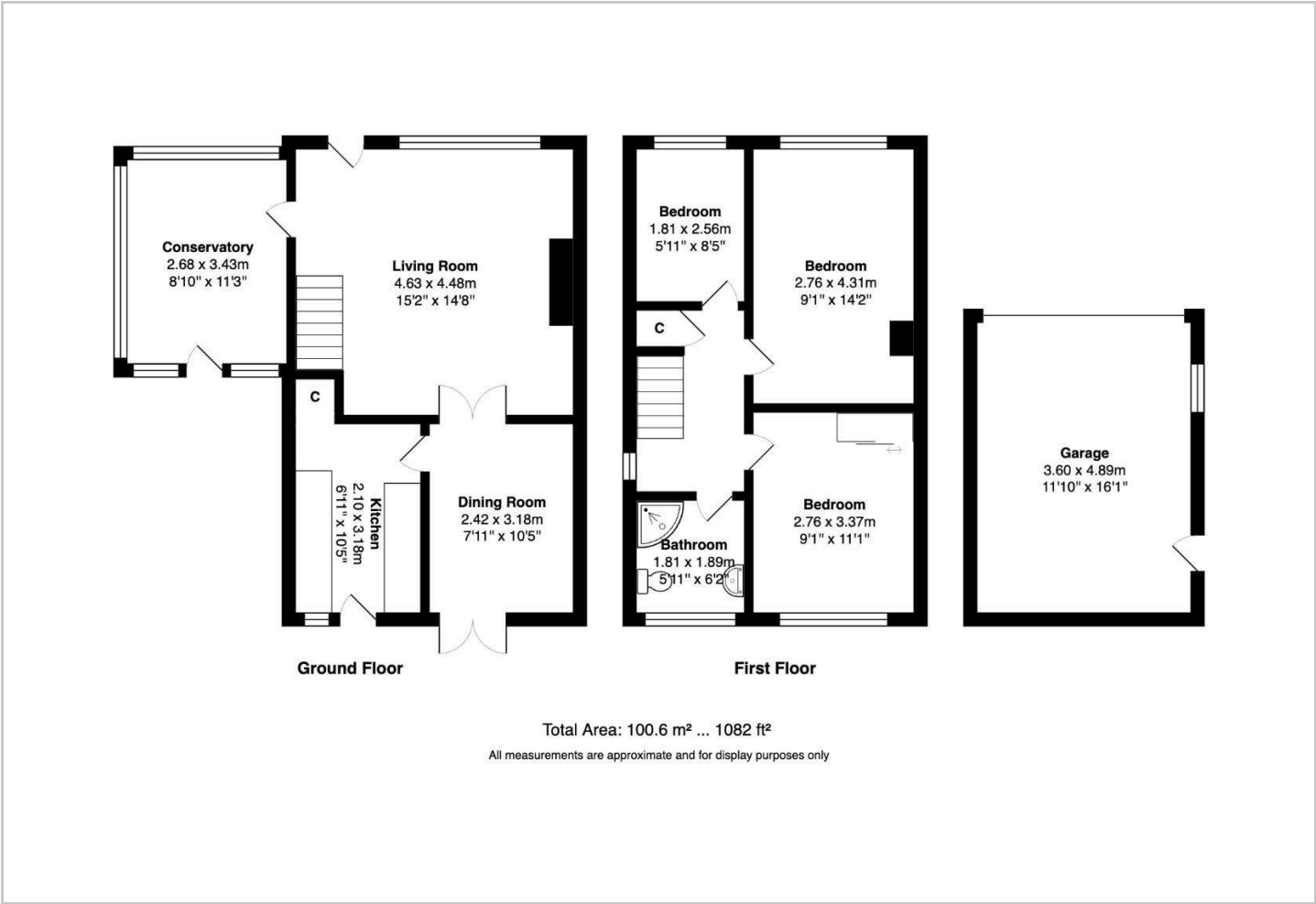
Hybrid Map



Terrain Map



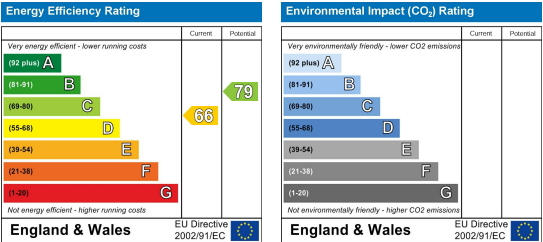
Floor Plan



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.