

HUNTERS®

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Rosecliffe Terrace

Bramley, Leeds, LS13 3PL

Offers In The Region Of £170,000



Council Tax: A



3 Rosecliffe Terrace

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- CHAIN FREE SALE!
- Stone terraced back to back
- Two double bedrooms
- Spacious reception with log burning stove
- Open-plan kitchen
- Period fireplaces
- Cellar conversion potential
- Contemporary bathroom
- Low-maintenance garden
- Close to transport links

This charming two-bedroom back to back terraced house, located in a sought-after area, features a spacious reception room with a log burning stove, an open-plan kitchen with cellar access, two double bedrooms with period fireplaces, a contemporary bathroom, and a low-maintenance garden, making it an ideal choice for first-time buyers or investors seeking a well-situated property with excellent local amenities and transport links. CHAIN FREE.

On offer for sale is this charming two-bedroom STONE terraced house in a sought-after location. The property is in good condition, ready to welcome its new owners. This house is ideal for first-time buyers or investors looking for a well-situated property.

As you step inside, you are greeted by a spacious reception room featuring a log burning stove and a dedicated dining space, providing an inviting atmosphere for entertaining or unwinding. Through to the open-plan KITCHEN you will find ample high gloss units and an integrated oven, with the added benefit of access to the cellar. The cellar offers potential for conversion, further enhancing the property's value and versatility.

Upstairs, there are TWO double bedrooms, both decorated in a neutral palette, enhancing the feeling of space and light throughout. The first bedroom is a generous size and boasts a period fireplace, adding character and charm. The second bedroom features a large Velux window, eaves storage space, and another period fireplace.

The contemporary BATHROOM offers a P-shaped bath with a shower over it, a heated towel rail, and shelved storage, all complemented by a frosted window for privacy.

Unique features of this property include a low-maintenance garden, perfect for outdoor relaxation, and a spacious landing area on the second floor, providing additional living space.

The location of this property is superb, with public transport links, schools, local amenities, green spaces, parks, walking and cycling routes, and a train station all within easy reach. This house offers a wonderful balance of character, convenience, and potential, making it a perfect choice for your next home.

The popular area of Bramley centres around Bramley Town Street and the excellent shopping centre which has a good variety of shops and public facilities, public houses, the park and Bramley swimming baths. Bramley is also well located for commuting to Leeds and Bradford and the motorway network via train and road links. There are also frequent bus services from Bramley to neighbouring areas accessing pleasant walks to the canal and nature reserve at Rodley.

Tel: 0113 257 6198

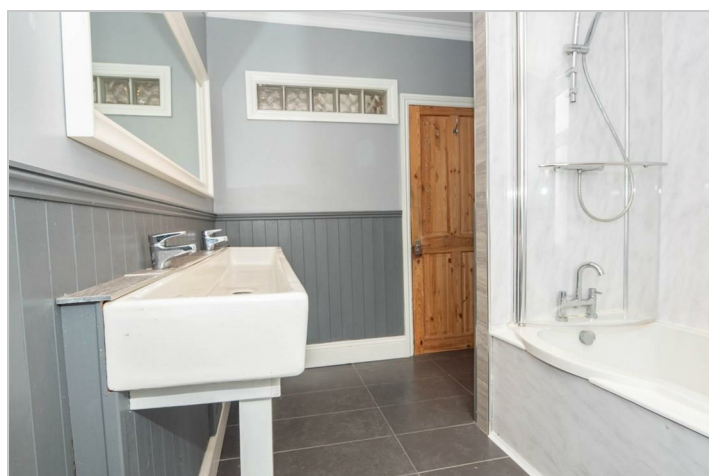
KITCHEN/LIVING ROOM
18'10" x 16'5" (5.75m x 5.02m)

BEDROOM ONE
16'5" x 11'1" (5.02m x 3.39m)

BATHROOM
10'10" x 7'2" (3.31m x 2.20m)

BEDROOM TWO
15'5" x 12'4" (4.70m x 3.78m)

LANDING AREA
11'5" x 5'11" (3.49 x 1.82)



Road Map



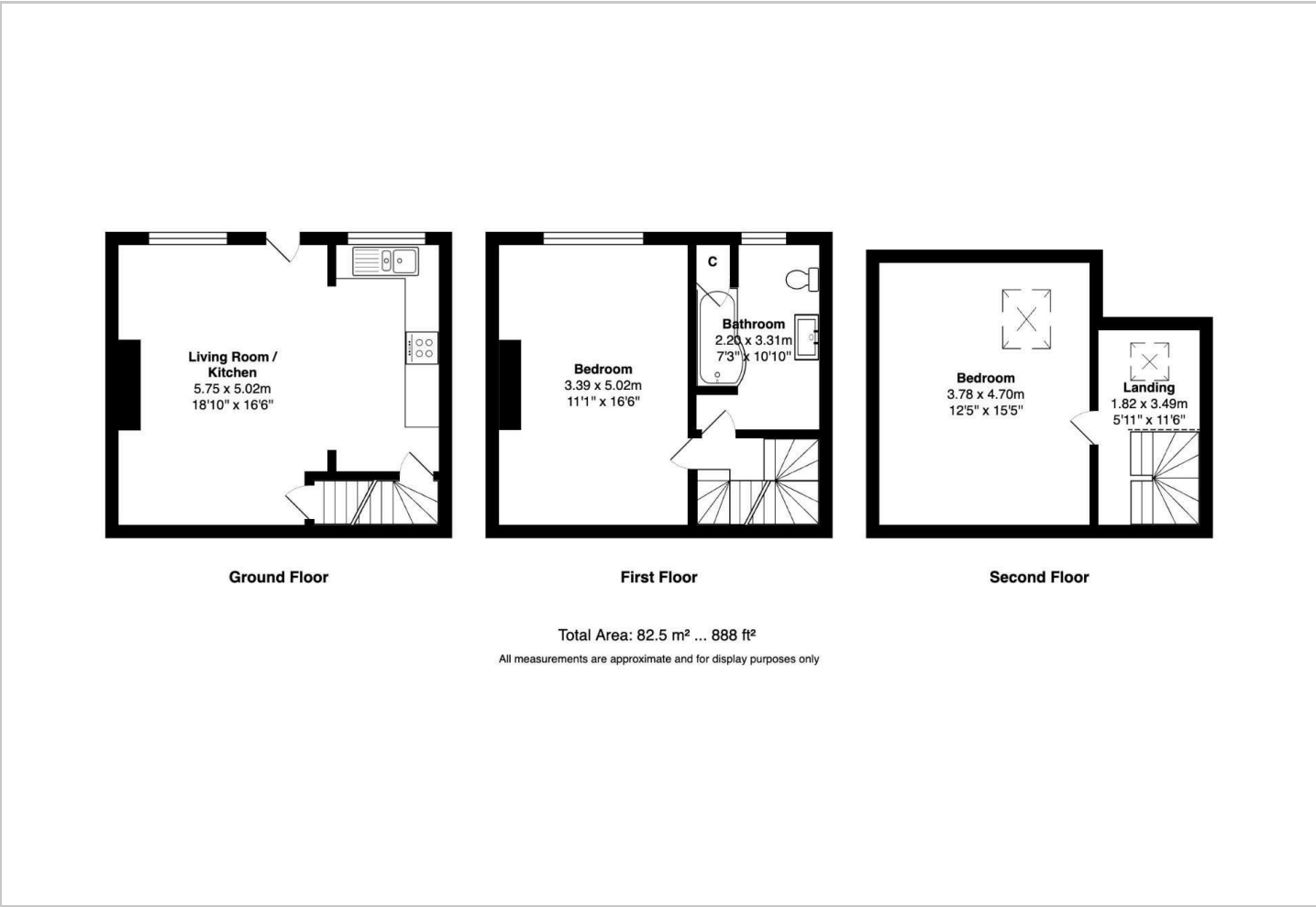
Hybrid Map



Terrain Map



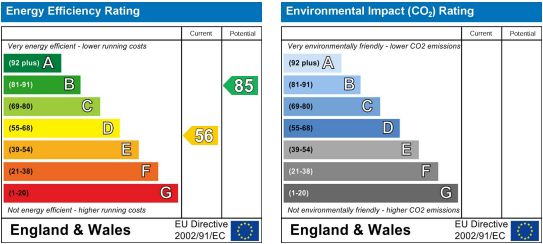
Floor Plan



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.