

HUNTERS®

HERE TO GET *you* THERE



Globe Terrace

Bramley, Leeds, LS13 2BR

Chain Free £325,000



Council Tax: C



2 Globe Terrace

Bramley, Leeds, LS13 2BR

Chain Free £325,000



- Chain free sale!
- Stunning three bedroom home
- Showpiece open-plan living space with bi-folds to garden
- Designer kitchen with breakfast bar & full integrated appliances
- South-facing, landscaped garden – perfect for entertaining
- Luxury top-floor principal suite with ensuite & study area
- Two further generous doubles with garden & leafy views
- Spa-like family bathroom with separate rainfall shower & bath
- Handy Utility and ground floor W/C
- Multiple off-street parking | Council tax C | EPC :score: B

Welcome to this IMMACULATE SEMI-detached house, nestled within a sought-after new development. Perfectly designed for families and professional couples, this beautifully finished home offers exceptional living space and comfort in a prime location.

Stepping into the heart of the home, you'll find a light-filled, OPEN-PLAN reception room that's ideal for entertaining or relaxing with loved ones. With generous dining space, there's plenty of opportunity to comfortably host family gatherings, and the clever layout gives you scope to truly make it your own.

The hi-gloss, contemporary KITCHEN is a dream come true for any home chef. Featuring a large peninsula breakfast bar, under-cupboard lighting, and an array of integrated appliances—including two ovens, fridge freezer, and dishwasher—meal prep is a breeze. Bifold doors open directly to the garden, ensuring seamless indoor-outdoor living. The separate UTILITY room and ground-floor WC provide handy extra space and practicality.

Upstairs, THREE large DOUBLE BEDROOMS offer peaceful retreats. The main suite is an absolute showstopper, making use of the whole second floor, benefitting from OAK flooring, exposed beams, and dual Velux windows and gable window for fantastic natural light. A dedicated STUDY area, and a modern, stylish ENSUITE ensure this principal suite feels both luxurious and functional. On the first floor, both secondary bedrooms are GENEROUSLY sized with plush carpets, one enjoying a lush garden view, the other overlooking leafy surroundings at the front.

The family BATHROOM boasts a SPA-LIKE suite, with a rainfall shower, bath, heated towel rail, and contemporary tilework with wall mirror

Outside, the south-facing, LARGER-than-average garden is perfect for relaxing or play, with a patio, lawn, mature borders, raised planters, and handy shed storage. Two internal storage cupboards and Off-street PARKING adds yet more convenience to this exceptional home. Additional features include an EPC rating of B and council tax band C, keeping living costs reasonable. Don't miss your chance, early viewing is highly recommended!

LOCATION - Bramley, Leeds, offers a great mix of suburban comfort and city convenience, just four miles from the heart of Leeds with excellent bus and rail links, plus quick access to the ring road and nearby motorways. Housing ranges from stylish modern apartments to charming Victorian terraces and spacious semi-detached homes, catering to every stage of life. The area is rich in green spaces, including Bramley Park, Bramley Fall Woods, and the Leeds–Liverpool Canal towpath—perfect for walking, cycling, and family outings. A thriving high street, supermarkets, leisure centres, pubs, and cafés give Bramley a lively yet welcoming atmosphere, while the community's strong local spirit is reflected in its many events and activities. Whether you're a first-time buyer, a family looking for room to grow, or someone wanting a well-connected base with a friendly vibe, Bramley is a place you'll be proud to call home.

DINING KITCHEN

16'4" x 14'10" (5.00 x 4.54m)

LIVING ROOM

12'11" x 15'7" (3.94 x 4.76m)

UTILITY ROOM & W/C

7'9" x 3'11" (2.37m x 1.20m)

BEDROOM TWO

16'9" x 9'7" (5.13m x 2.94m)

BEDROOM THREE

13'9" x 9'7" (4.20m x 2.94m)

BATHROOM

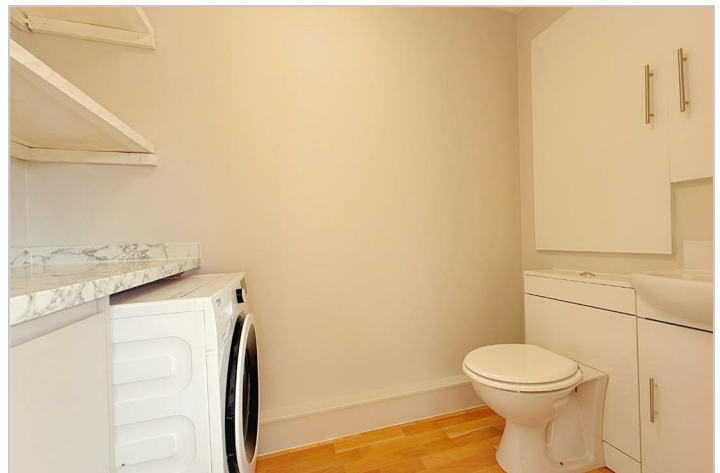
11'6" x 6'2" (3.51m x 1.90m)

BEDROOM ONE

30'2" x 16'3" (9.21m x
4.97m)

EN-SUITE

14'2" x 4'4" (4.34m x 1.34m)



Road Map



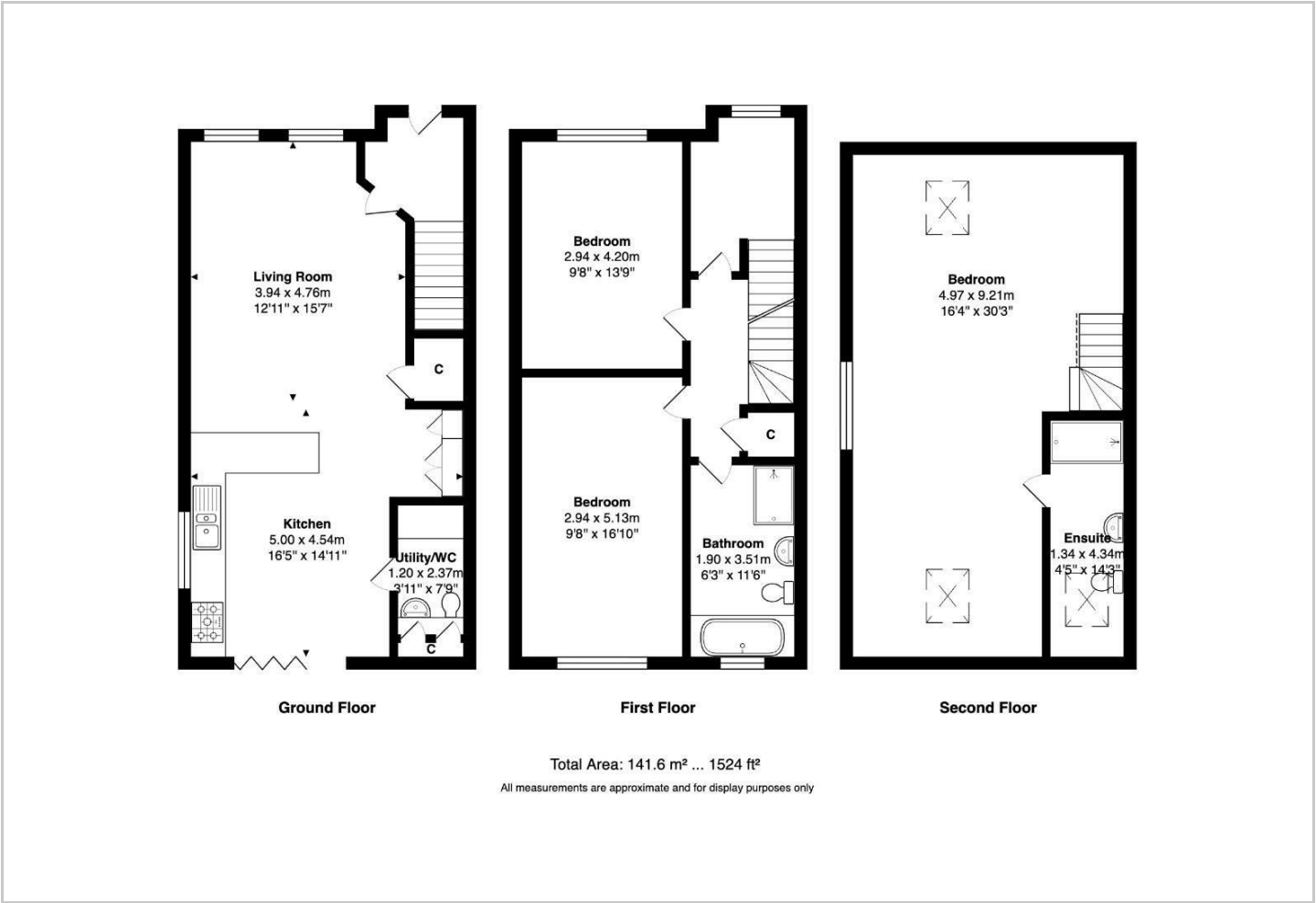
Hybrid Map



Terrain Map



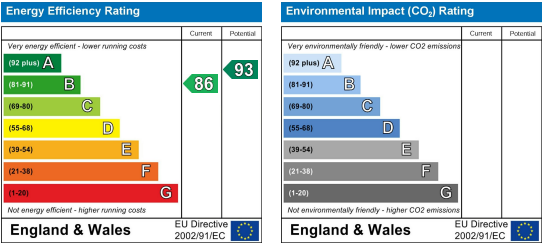
Floor Plan



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.