

# HUNTERS®

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## Somerdale Close

Bramley, Leeds, LS13 4RZ

£170,000



Council Tax: B



# 93 Somerdale Close

Bramley, Leeds, LS13 4RZ

£170,000



- Modern three-bedroom townhouse
- Neutral and ready to move into
- Driveway providing off-street parking
- Private patio garden with leafy outlook
- Competitively priced for early interest!
- Ideal first-time buyer opportunity
- Spacious open-plan living and dining room
- Scope to add potential value over time
- Boarded loft with power, lighting and Velux
- Council tax band: B

A fantastic opportunity for first-time buyers looking to take their first step onto the property ladder, this spacious three-bedroom townhouse offers neutral, well-presented accommodation that is ready to move into, while still providing plenty of breathing space to tailor and improve over time.

Competitively priced with motivated buyers in mind, the property acknowledges that some purchasers may wish to update certain areas to suit their own taste, without the need to undertake everything immediately. This makes it an ideal choice for buyers wanting a comfortable home from day one, with the flexibility to add their own style and personality gradually.

The property is entered through a hallway with stairs rising to the first floor. The main living accommodation provides a generous open-plan layout, creating a sociable and flexible space for relaxing, dining and entertaining. There is ample room for a range of living room furniture, together with a clearly defined dining area suitable for a table and chairs.

The kitchen is fitted with a range of wall and base units, complementary work surfaces, a sink and drainer, cooker point, extractor fan and plumbing for a washing machine. There is also space for a fridge freezer, useful understairs storage and a part-glazed rear door opening directly onto the garden.

To the first floor are two double bedrooms, both offering ample room for bedroom furniture, together with a third single bedroom featuring a built-in storage cupboard. All three bedrooms are neutrally presented, allowing the next owners to move in and personalise the rooms at their own pace.

The fully tiled bathroom is fitted with a functional white suite comprising a panelled bath with a shower above, wash basin and WC. A frosted double-glazed window provides natural light and privacy. The bathroom is perfectly usable as it stands, while offering buyers the opportunity to create their ideal suite over time.

The property also provides access to a useful loft space via a pull-down ladder. The loft is insulated and boarded, with power, lighting and a Velux window, providing valuable additional space if required.

Externally, the enclosed rear garden offers a good degree of privacy and features a paved patio, fenced boundaries and an attractive leafy outlook beyond. The front is predominantly arranged as a driveway, providing useful off-street parking for one vehicle.

Conveniently positioned for access to local amenities, Bramley Railway Station, Leeds city centre, the Outer Ring Road and the motorway network, the property is well placed for commuters and families alike.

With spacious accommodation, a neutral finish and excellent potential to make it your own, this is a home that offers both immediate comfort and future opportunity. Competitively priced and likely to attract strong interest, early viewing is highly recommended. Do not miss out, as this property is unlikely to remain available for long!

Tel: 0113 257 6198

## ENTRANCE HALL

## LIVING ROOM

11'4" x 15'3" (3.46 x 4.65m)

## DINING ROOM

7'4" x 8'5" (2.26 x 2.59m)

## KITCHEN

6'10" x 8'7" (2.09 x 2.63m)

## LANDING

## BEDROOM ONE

8'4" x 13'9" (2.56 x 4.21m)

## BEDROOM THREE

5'10" x 8'1" (1.80 x 2.47m)

## BEDROOM TWO

8'4" x 10'2" (2.56 x 3.10m)

## GARDENS & DRIVE



Road Map



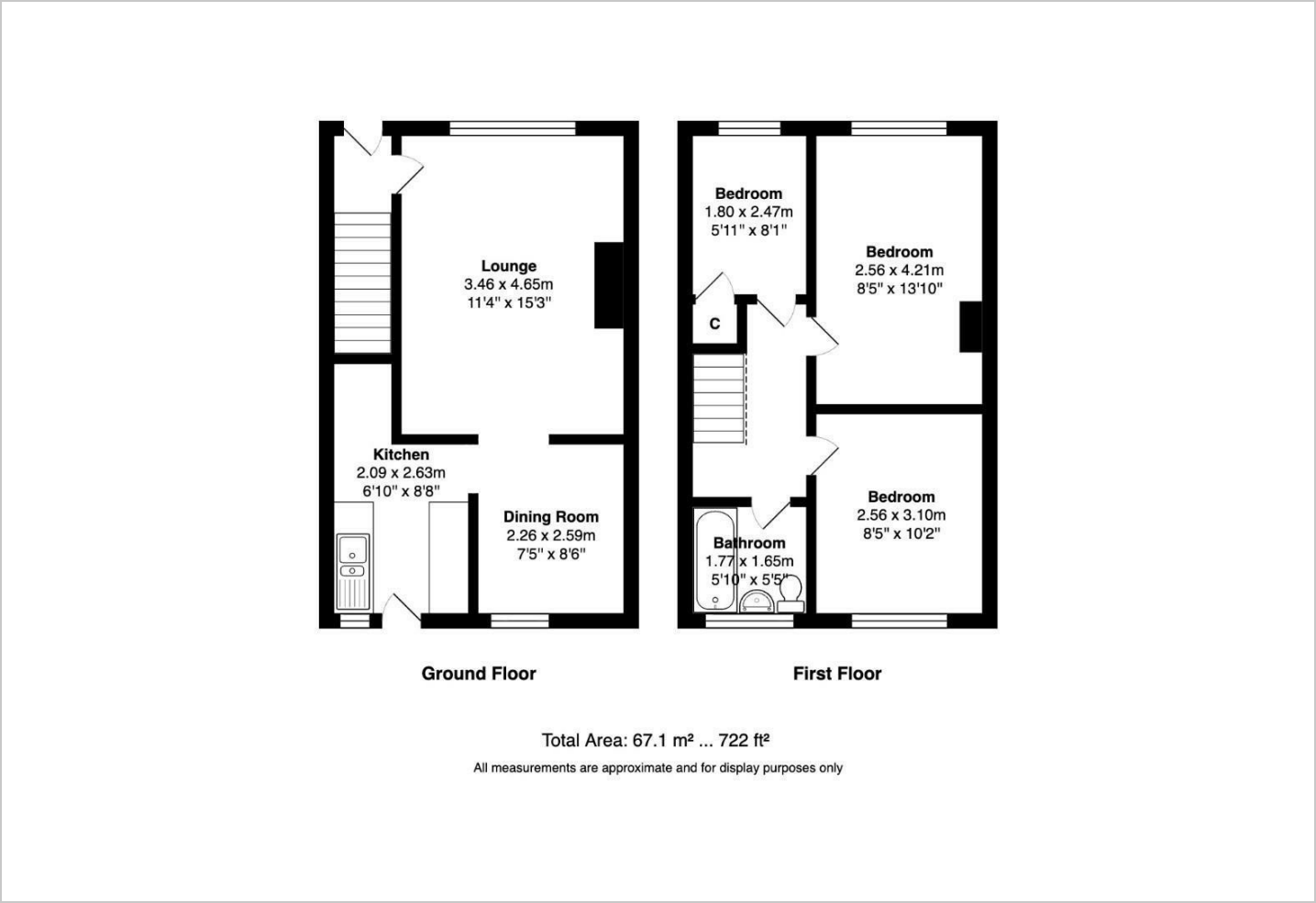
Hybrid Map



Terrain Map



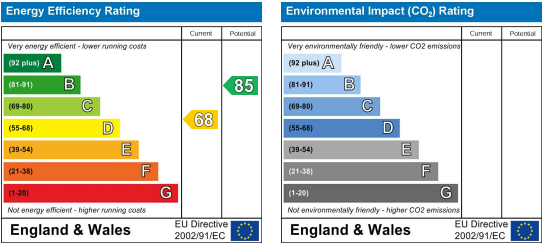
Floor Plan



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.