

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rossefield Walk

Bramley, LS13 3RH

£170,000



Council Tax: A



# 47 Rossefield Walk

Bramley, LS13 3RH

£170,000



- CHAIN FREE
- WELL PROPORTIONED ROOMS
- THREE DOUBLE BEDROOMS
- POPULAR LOCATION
- DOWNSTAIRS WC
- OPPORTUNITY TO MAKE IT YOUR OWN
- COUNCIL TAX BAND:- A
- EPC RATING:- D

The ground floor features a spacious through lounge and dining area, enjoying a dual-aspect outlook which allows plenty of natural light into the room. This versatile space offers excellent potential to be reimagined as a comfortable family living and dining area. The kitchen is fitted with a range of wall and base units, with space for appliances and direct access out to the rear garden. A downstairs W/C provides further practicality for modern day living.

To the first floor are three genuine double bedrooms, each benefitting from fitted storage, making the layout particularly appealing for growing families or buyers requiring flexible space. The bathroom is fitted with a white three-piece suite, including a bath with shower over, built-in storage and a frosted window.

Externally, the property enjoys a lawned garden area to the front with a pathway leading to the entrance. To the rear is an enclosed, low-maintenance garden with a paved patio and artificial lawn, enclosed by fenced boundaries, offering a private outdoor space to enjoy.

Situated in the popular residential area of Bramley, the property is well placed for a range of local amenities, schools, parks and transport links, with Bramley railway station nearby and regular bus routes serving the surrounding area.

For buyers wanting a spacious home they can truly make their own, Rossefield Approach offers a fantastic blank canvas with excellent potential.

## KITCHEN

10'6" x 9'4" (3.22m x 2.85m)

## LIVING ROOM

12'2" x 10'11" (3.73m x 3.35m)

## DINING ROOM

10'11" x 9'4" (3.35m x 2.85m)

## WC

6'2" x 4'4" (1.90m x 1.33m)

## HALLWAY

12'2" x 10'6" (3.73m x 3.22m)

## BEDROOM ONE

11'11" x 10'6" (3.64m x 3.21m)

## BEDROOM TWO

10'6" x 9'7" (3.21m x 2.94m)

## BEDROOM THREE

9'4" x 9'3" (2.86m x 2.84m)

## BATHROOM

11'0" x 6'2" (3.36m x 1.88m)



## Road Map



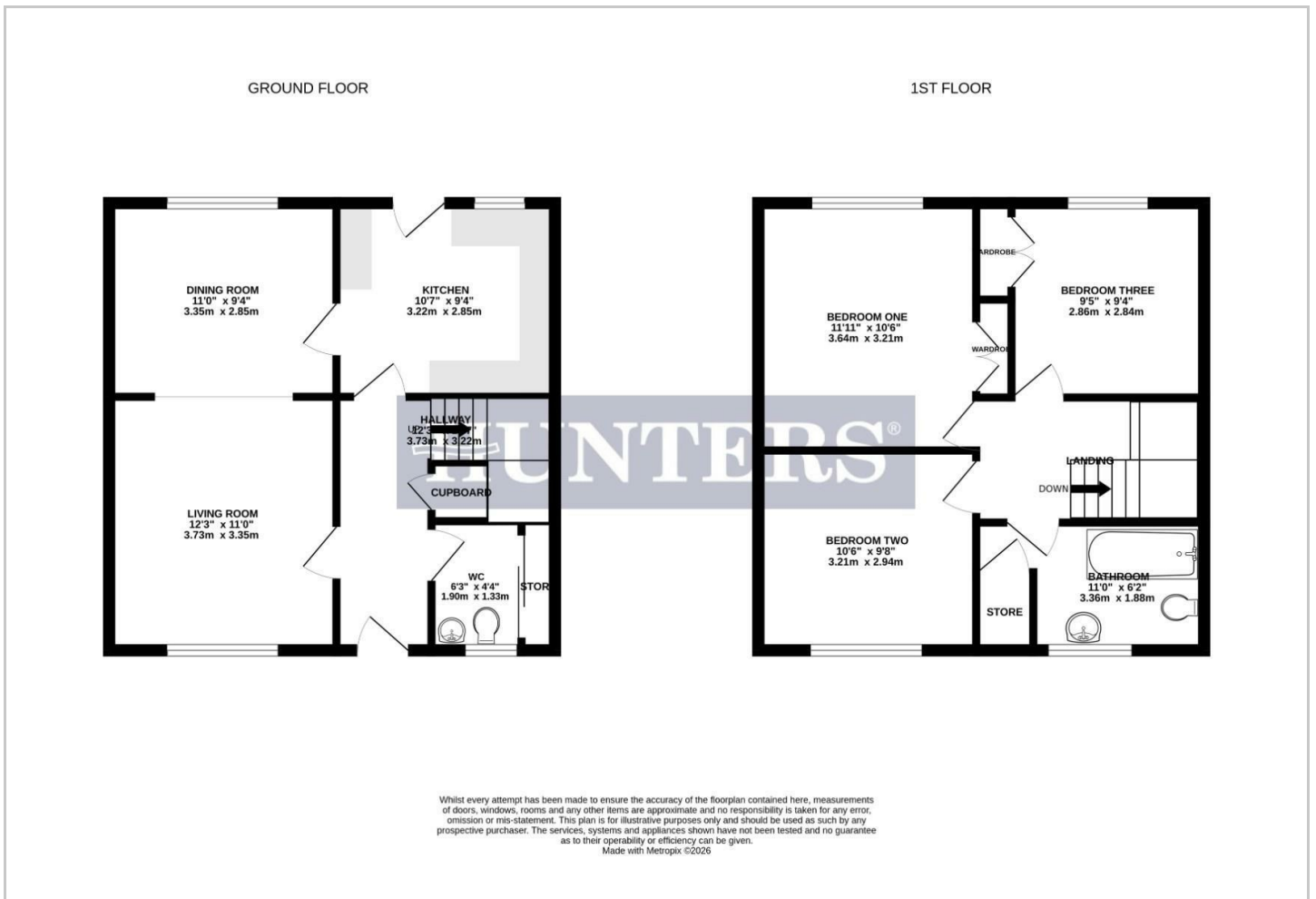
## Hybrid Map



## Terrain Map



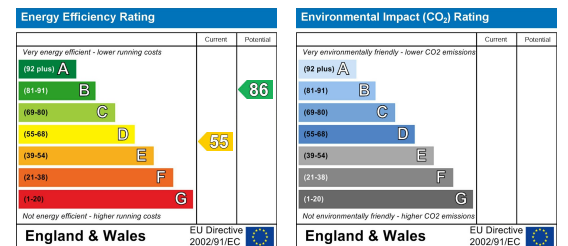
## Floor Plan



## 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.