

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Warrels Street

Bramley, LS13 3NP

By Auction £150,000



Council Tax: B



# 18 Warrels Street

Bramley, LS13 3NP

By Auction £150,000



- Three-bedroom terraced
- For sale by modern Auction T & Cs apply
- Subject to reserve price
- Buyers Fees apply
- Two double bedrooms plus single
- Low-maintenance gravelled and paved garden
- Downstairs wc
- Single garage for storage
- Walking distance to Bramley Centre
- Offered with no chain involved

This three-bedroom terraced house is for sale in Bramley, offering good-condition accommodation suited to first-time buyers and investors.

The ground floor includes a front entrance lobby with steps leading to the first floor, on the ground floor is a kitchen with storage units and space for a cooker, washer and fridge. There is a downstairs WC and useful storage space under the stairs. The reception room features a laminated wood floor, wood-burning stove and a door opening to a conservatory, providing an additional versatile living area.

Upstairs are two double bedrooms and a further single bedroom, which could also be arranged as a home office. The bathroom is fitted with a corner shower cubicle with electric shower and a pedestal washbasin. The property benefits from outside gravelled and paved garden areas, together with a single-sized garage.

Bramley offers a range of local amenities, with Bramley Shopping Centre within walking distance, providing supermarkets, shops and everyday services. Bramley Park is close by, with green space, walking and cycling routes.

Public transport links are convenient: Bramley railway station, a short distance away, provides services to Leeds city centre in around 10 minutes and to Bradford Interchange in approximately 20 minutes (services and times may vary). The area is also accessible from the Ring Road (A6120), giving road links towards Leeds and Bradford. Nearby schools and further local facilities support the area's appeal for those seeking a well-located home. There is also train links to Hebden Bridge taking about 35minutes. The cycle superhighway conveniently connects the house to Leeds and Bradford. Local amenities include Bramley Park which hosts monthly farmers markets. Leeds Bradford canal is approximately 25 minutes' walk away.

The property is offered for sale with no chain involved.

## \*\*AUCTION COMMENTS\*\*

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Tel: 0113 257 6198

## LIVING ROOM

13'10" x 11'9" (4.22 x 3.60)

## KITCHEN/DINER

11'9" x 10'9" (3.60 x 3.28)

## CONSERVATORY

9'9" x 6'6" (2.99 x 1.99)

## DOWNSTAIRS WC

## BEDROOM ONE

13'5" x 9'1" (4.11 x 2.77)

## BEDROOM TWO

11'1" x 9'1" (3.39 x 2.77)

## BEDROOM THREE

7'4" x 6'1" (2.24 x 1.86)

## LOFT ROOM

15'3" x 14'7" (4.66 x 4.45)



## Road Map



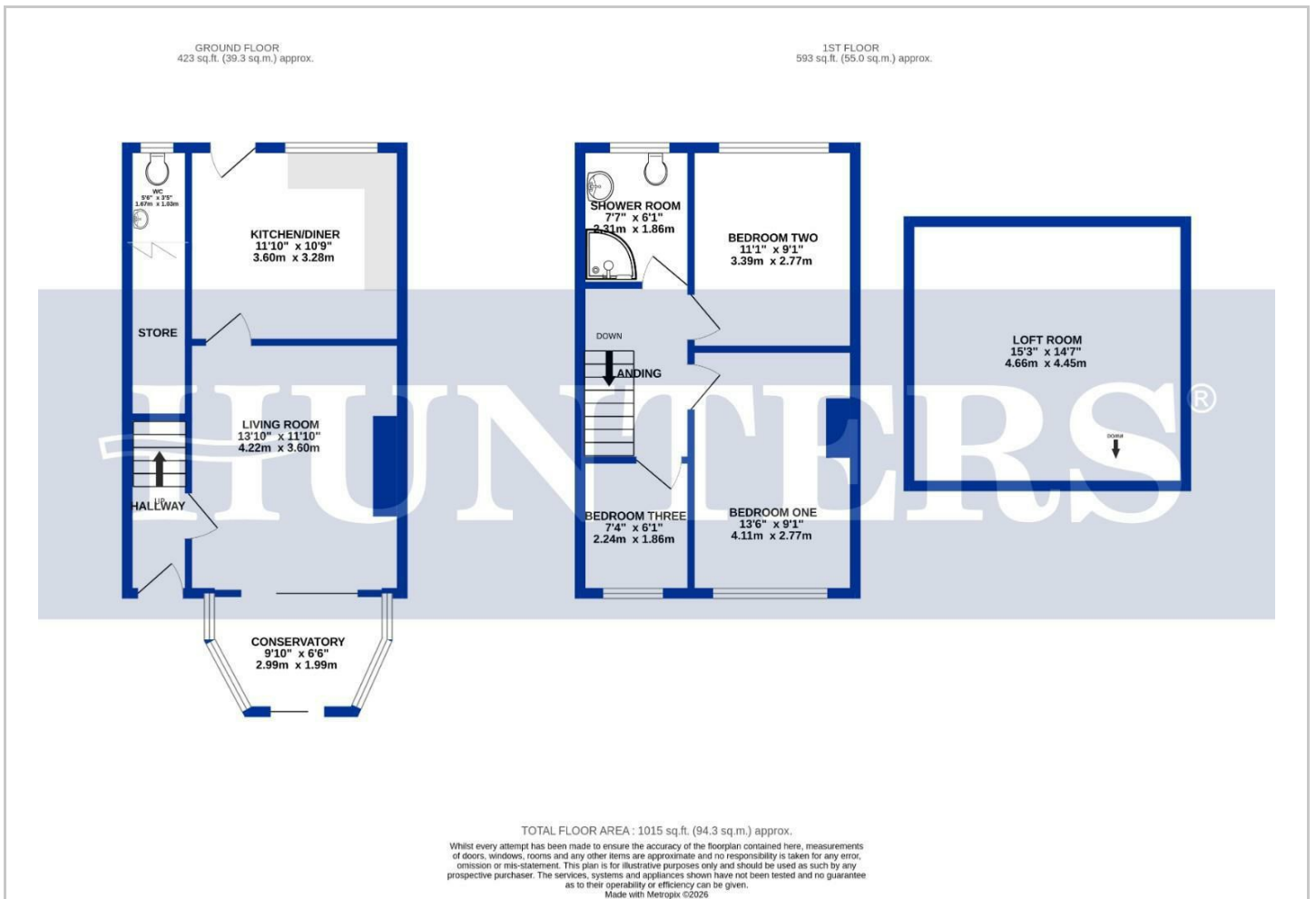
## Hybrid Map



## Terrain Map



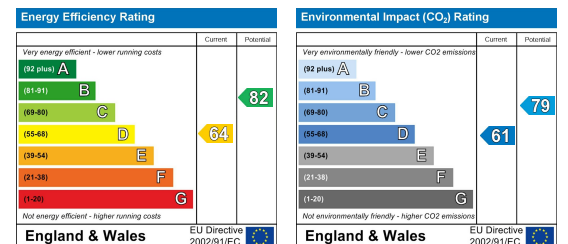
## Floor Plan



## 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.