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## Richmond Close

Bramley, Leeds, LS13 3HF

£290,000



Council Tax: D



# 35 Richmond Close

Bramley, Leeds, LS13 3HF

£290,000



- Spacious three-bedroom detached house
- Open-plan kitchen with granite worktops
- Substantial sun room extension
- Utility room and ground floor WC
- Corner plot with gated block-paved drive
- Two bathrooms, one of which en-suite
- Sunny rear garden with patio, lawn and stone-built barbecue
- Ideal location close to schools, parks and amenities
- Sought-after links into Leeds & ring road

This neutrally decorated three-bedroom detached house is situated in a popular Leeds suburb, occupying a corner plot with a practical layout, good local connections and well-balanced accommodation.

The kitchen sits at the heart of the property with an open-plan feel. It features granite worktops, a timeless finish, under-unit lighting and a good range of wall and base units. There is space for a range-style oven and an American-style fridge freezer, making it a practical space for day-to-day cooking and family use. From the central hallway, there is also access to a useful utility room and ground floor WC, adding further everyday practicality to the layout.

The living room provides a separate and comfortable space to relax, with a gas fireplace creating a natural focal point. Glass double doors lead through from the kitchen, helping the ground floor feel connected while still giving a clear division between the living and cooking areas. French doors open directly onto the garden, bringing in plenty of natural light and creating easy indoor-outdoor living.

A standout feature is the sun room extension, complete with a proper slate roof, central heating and direct access to the garden. With its pleasant garden outlook, this room works well as a snug, second sitting room or dining area, and feels very much like an integrated part of the home rather than a bolt-on conservatory.

Upstairs, all three bedrooms enjoy a pleasant outlook over the garden, giving the first floor a bright and private feel. The main bedroom is a good-sized double with fitted wardrobes and its own en-suite bathroom, which includes a walk-in rain shower, light-up mirror, heated towel rail and modern half-height tiling. The second bedroom is also a double, offering useful wardrobe space and neutral décor, while the third bedroom is a smaller double that would work well as a study, nursery or generous dressing room. The main house bathroom is spacious and functional, featuring a bath with shower attachment, WC and sink, while also offering scope for a buyer to update to their own taste over time.

Outside, the corner plot gives the property a pleasant presence within its residential setting, with the rear garden being a real sun trap and offering a lovely space to relax, entertain or enjoy family time outdoors. There is a patio seating area positioned near the French doors, along with a lawned garden area and a stone-built barbecue, making the space particularly well suited to summer use. The garden can be enjoyed from both the living room and the sun room extension, creating an easy connection between the indoor and outdoor spaces.

To the front, a gated block-paved driveway provides off-street parking, while there is also a separate garage offering the potential for a third parking space or useful storage, depending on a buyer's needs.

The location is a real highlight, with excellent schools, nearby local villages, everyday amenities and Stanningley Park on the doorstep. The property is also well placed for excellent links by car or public transport into Leeds and surrounding areas, with the ring road close by making wider travel across West Leeds and beyond particularly convenient.

With its combination of residential surroundings, good transport links, useful parking, sunny garden and practical living space, this spacious detached house offers a well-balanced home in a convenient Leeds location.

Tel: 0113 257 6198

**KITCHEN**  
17'5" x 8'7" (5.32m x 2.63m)

**LIVING ROOM**  
16'6" x 11'2" (5.05m x 3.42m)

**UTILITY ROOM**  
6'3" x 5'8" (1.93m x 1.74m)

**SUN ROOM**  
14'3" x 9'3" (4.35m x 2.83m)

**WC**  
5'8" x 2'8" (1.75m x 0.82m)

**BEDROOM ONE**  
14'2" x 8'11" (4.34m x 2.72m)

**EN-SUITE**  
8'11" x 4'7" (2.72m x 1.41m)

**BEDROOM TWO**  
11'4" x 8'10" (3.47m x 2.71m)

**BEDROOM THREE**  
11'4" x 7'3" (3.47m x 2.22m)

**BATHROOM**  
6'8" x 5'6" (2.05m x 1.69m)



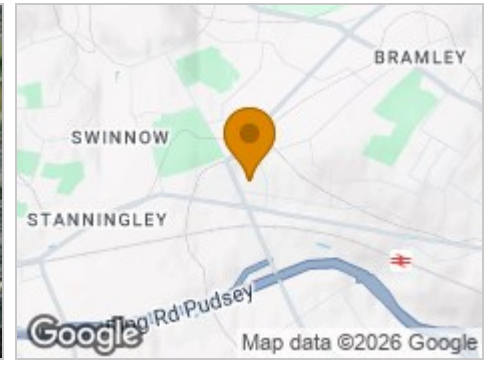
## Road Map



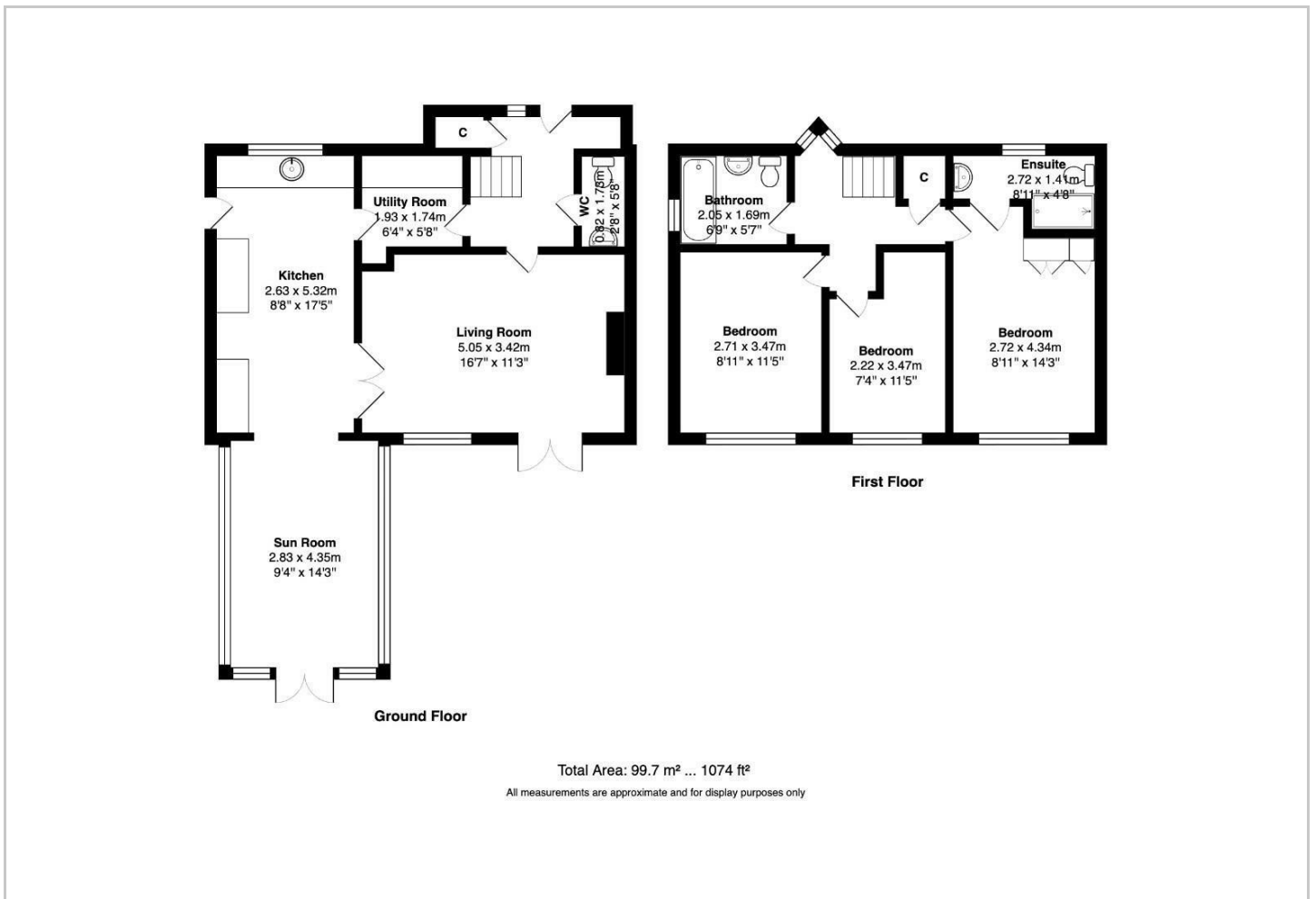
## Hybrid Map



## Terrain Map



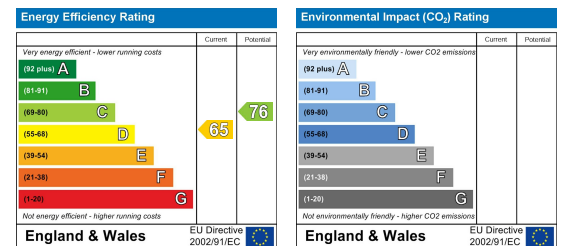
## Floor Plan



## 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.