

HUNTERS®

HERE TO GET *you* THERE



Summerfield Avenue

Bramley, Leeds, LS13 1AT

£260,000



Council Tax: B



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£260,000



- Extended semi-detached home
- Three charming bedrooms
- Extensive corner plot garden
- Contemporary décor throughout
- Quiet cul-de-sac location
- Open-plan kitchen diner
- Drive parking and garage storage
- Tiled bathroom suite
- Nearby local amenities and easy Leeds commute
- Ideal for first-time buyers, couples and families!

Welcome to this EXTENDED SEMI-DETACHED house, beautifully nestled in a QUIET CUL-DE-SAC. It's a haven of peace and tranquillity, IDEAL for first-time buyers, families or couples. The location is simply fantastic, with public transport links, schools, local amenities, and parks all nearby.

Step inside and you'll be greeted by a neutrally decorated LIVING ROOM. It's a well-sized living space with a front-facing view, carpet flooring, and a natural décor that flows seamlessly into the OPEN-PLAN DINING SPACE. The dining area forms part of an extended, sleek KITCHEN, complete with high-gloss, handleless wall and base units and an integrated oven. The kitchen also benefits from French doors that open onto the side patio, inviting in the beauty of the extensive CORNER PLOT GARDEN.

Upstairs, you'll find THREE BEDROOMS. The main bedroom is a well-proportioned double located at the front of the property. It features FITTED WARDROBES and a lovely bay window. The second bedroom, another well-sized double, offers GARDEN VIEW and also comes with fitted wardrobes. The third bedroom is a versatile single room and would make a fantastic HOME OFFICE.

The BATHROOM is a tiled suite with a bath and over shower, and not one, but two heated towel rails. It also has a frosted window for privacy.

The property is set on an ENSTIVE PLOT, which includes a GARAGE and a drive for OFF-STREET PARKING. The generous garden is a real delight, ideal for families to enjoy. This is a house that's ready to become a home. Don't miss out on this opportunity!

Tel: 0113 257 6198

ENTRANCE HALL

KITCHEN DINER

23'0" x 10'11" (7.02 x 3.35m)

LIVING ROOM

11'2" x 9'10" (3.42 x 3.01m)

LANDING

BEDROOM ONE

10'2" x 10'9" (3.12 x 3.30m)

BEDROOM TWO

10'7" x 10'1" (3.23 x 3.08m)

BEDROOM THREE

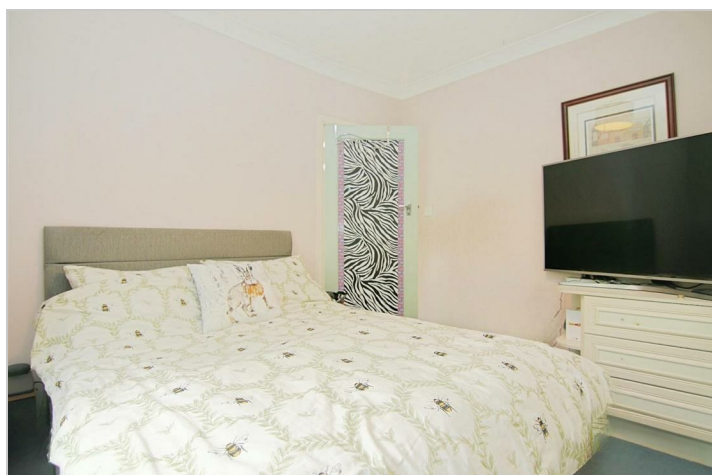
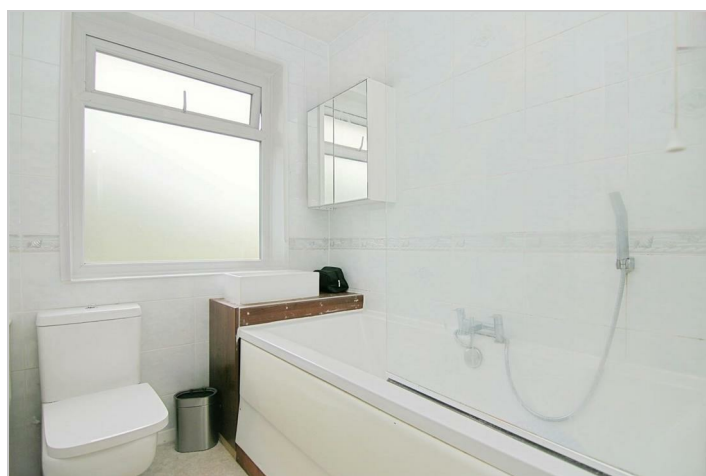
6'8" x 7'4" (2.05 x 2.24m)

BATHROOM

6'1" x 6'10" (1.87 x 2.09m)

GARDENS

GARAGE & DRIVE



Road Map



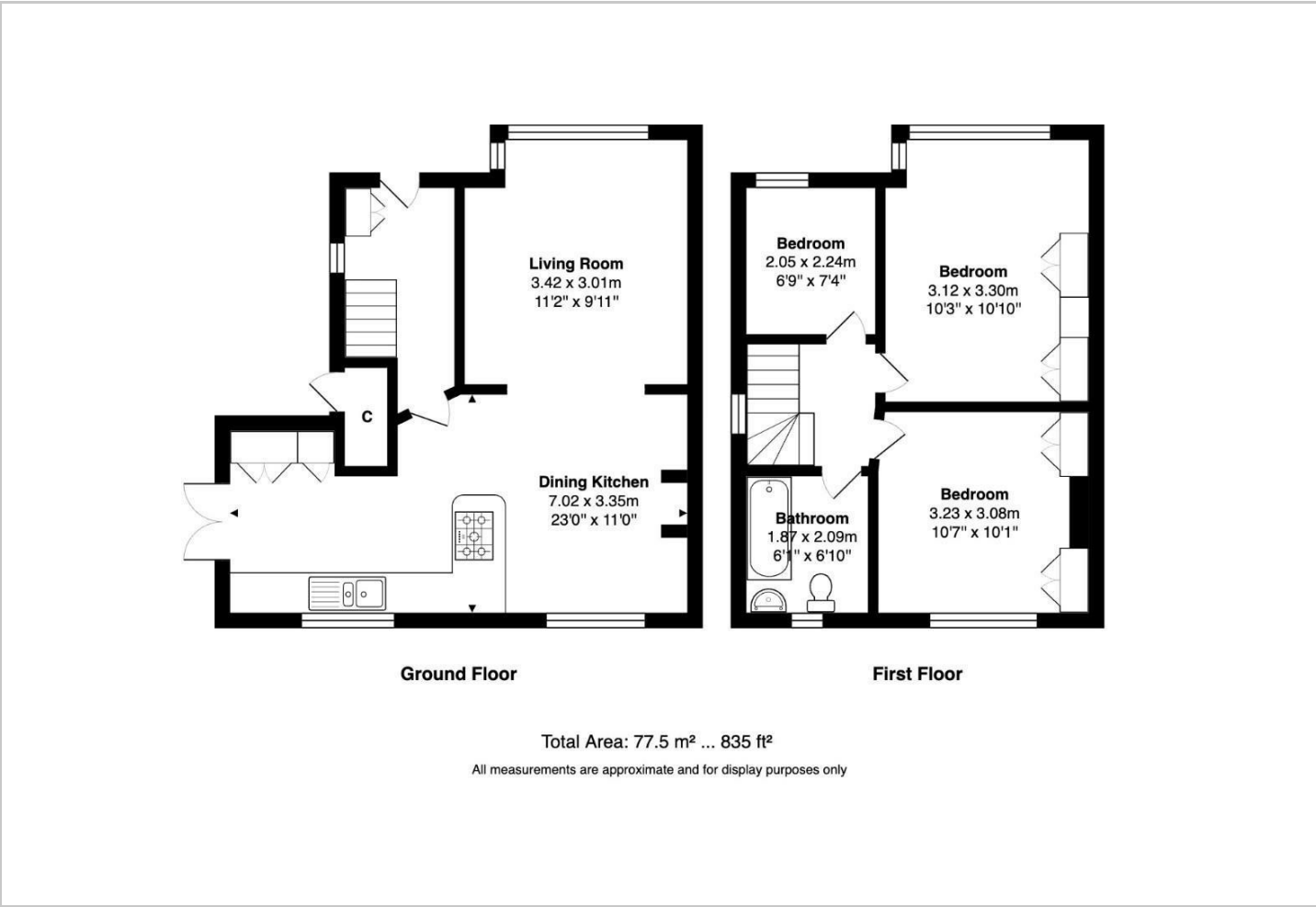
Hybrid Map



Terrain Map



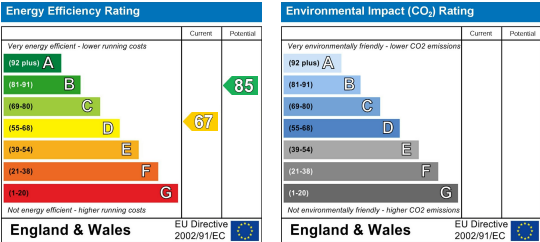
Floor Plan



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.