HUNTERS®

HERE TO GET *you* THERE



Park Rise

Leeds, LS13 2HH

£190,000

3 | 1 | 2 | D

Council Tax: B





2 Park Rise

Leeds, LS13 2HH

£190,000





- CHAIN FREE
- POTENTIAL TO MAKE YOUR OWN AND ADD VALUE
- DRIVEWAY
- POPULAR LOCATION
- WELL PROPORTIONED ROOM SIZES THROUGHOUT
- CUL DE SAC
- CLOSE TO LOCATION AMENITIES

Entering through a useful entrance porch, there is a practical space for coats and shoes before stepping into the main accommodation. The kitchen breakfast room is a good size, offering plenty of worktop and storage space alongside room for a dining table and chairs, with the additional benefit of a useful pantry.

The spacious lounge is a particularly well-proportioned room, centred around a feature fireplace and surround and providing ample space for both relaxing and entertaining. From here, the accommodation flows through into the conservatory, creating valuable additional living space and providing a pleasant outlook towards the rear garden.

Upstairs are three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes, while the second bedroom enjoys an outlook over the rear garden. The third bedroom is also a useful size and offers excellent versatility, whether required as a child's bedroom, nursery, home office or dressing room. Completing the first floor is a generous four-piece bathroom suite.

Externally, the property occupies an appealing cul-de-sac position, with a paved driveway to the front providing off-street parking. To the rear is an enclosed, low-maintenance garden, offering a practical outdoor space ready for a new owner to personalise and enjoy.

Park Rise is well placed for the wide range of amenities available throughout Bramley, including Bramley Shopping Centre, local schools, green spaces and everyday conveniences. Excellent public transport connections provide straightforward access towards both Leeds and Bradford city centres, making the location particularly convenient for commuters.

With its generous proportions, chain-free position and excellent potential, this is a home that offers buyers the opportunity to create something to suit their own style and needs. Viewing is highly recommended to fully appreciate the space and potential on offer.

DINING KITCHEN
16'7" x 9'4" (5.06m x 2.86m)

LIVING ROOM
16'7" x 14'2" (5.06m x 4.34m)

CONSERVATORY
12'6" x 7'3" (3.82m x 2.21m)

BEDROOM ONE
16'7" x 9'2" (5.06m x 2.81m)

BEDROOM TWO
10'7" x 9'11" (3.24m x 3.04m)

BEDROOM THREE
10'7" x 6'3" (3.24m x 1.91m)

BATHROOM
8'0" x 5'6" (2.44m x 1.68m)









Road Map



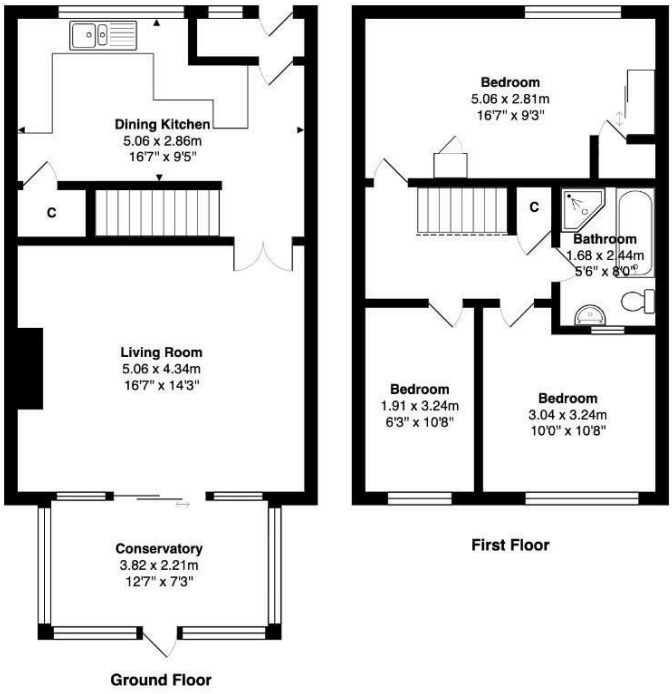
Hybrid Map



Terrain Map



Floor Plan



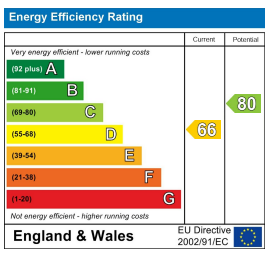
Total Area: 93.9 m² ... 1010 ft²

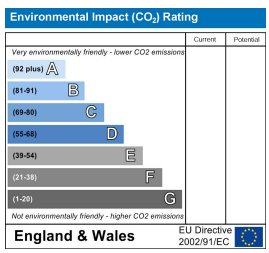
All measurements are approximate and for display purposes only

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.

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