

# HUNTERS®

HERE TO GET *you* THERE



## Aston View

Leeds, LS13 2DA

£190,000



Council Tax: A





# 21 Aston View

Leeds, LS13 2DA

£190,000



- Mid brick through terraced
- Three spacious bedrooms
- Close to green spaces
- Generous reception room
- Log burning stove
- Modern kitchen with island
- Contemporary family bathroom
- Excellent public transport links
- Front and rear landscaped courtyards
- On street parking

Presenting this well-maintained, three-bedroom terraced house, available for sale in an urban area with excellent access to public transport, local amenities, green spaces, walking and cycling routes, and convenient commuting links to Leeds.

The property features a spacious Living room, showcasing a beautiful laminate wood floor, ceiling coving, an inviting log burning stove, and a large front window that floods the room with natural light. The modern KITCHEN/DINER is perfectly suited for family life and entertaining, complete with an island unit and a breakfast area, ample storage units, worktops with sink, space for a fridge freezer, and an understairs cupboard for additional convenience.

The accommodation comprises two DOUBLE bedrooms, both offering comfortable proportions, and a versatile single bedroom that is ideal as a home office. The contemporary family BATHROOM is finished with a sleek white suite, mains shower with curved screen, and fully tiled walls and floor, providing a fresh, modern atmosphere.

Externally, the property boasts both front and rear landscaped courtyards, paved and bordered by fencing and gates, perfect for outdoor seating or low-maintenance gardening. On-street parking is available directly to the front of the house, adding to the practicality for residents and visitors.

Additional benefits include gas central heating and PVC double glazing, ensuring year-round comfort and energy efficiency. This home is ideally suited to first-time buyers, investors, or young families seeking quality accommodation in a vibrant and well-connected community. Early viewing is highly recommended to appreciate all that this inviting home has to offer.

The popular area of Bramley centres around Bramley Town Street and the excellent shopping centre which has a good variety of shops and public facilities, public houses, the park, and Bramley swimming baths. Bramley is also well located for commuting to Leeds and Bradford and the motorway network via train and road links. There are also frequent bus services from Bramley to neighbouring areas accessing pleasant walks to the canal and nature reserve at Rodley.

Tel: 0113 257 6198

## LIVING ROOM

13'10" x 12'7" (4.23m x 3.84m)

## DINING KITCHEN

12'9" x 12'7" (3.89m x 3.84m)

## BEDROOM ONE

12'9" x 9'11" (3.89m x 3.04m)

## BEDROOM TWO

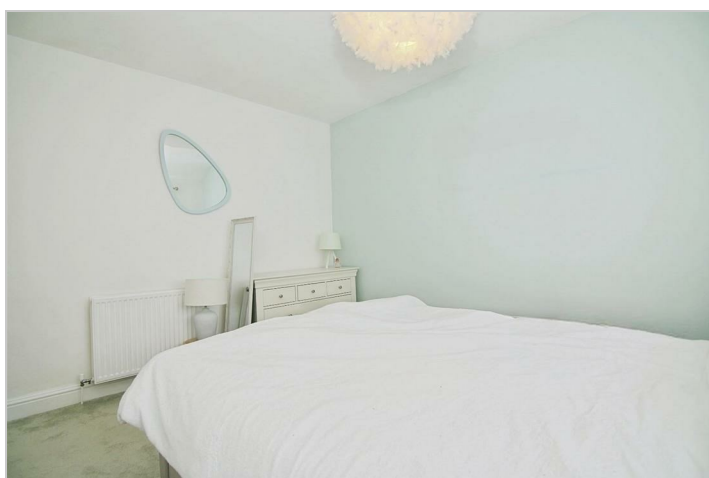
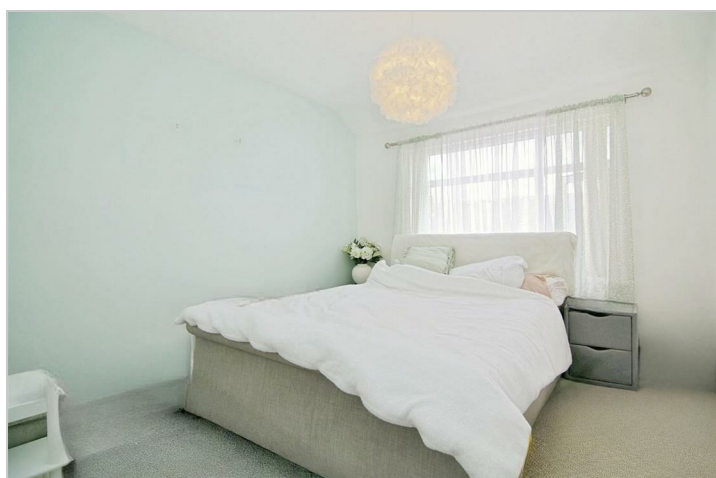
11'5" x 9'11" (3.48m x 3.04m)

## BEDROOM THREE

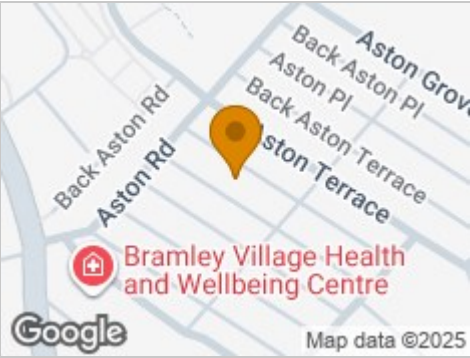
8'5" x 5'8" (2.57m x 1.75m)

## BATHROOM

5'7" x 5'4" (1.71m x 1.63m)



Road Map



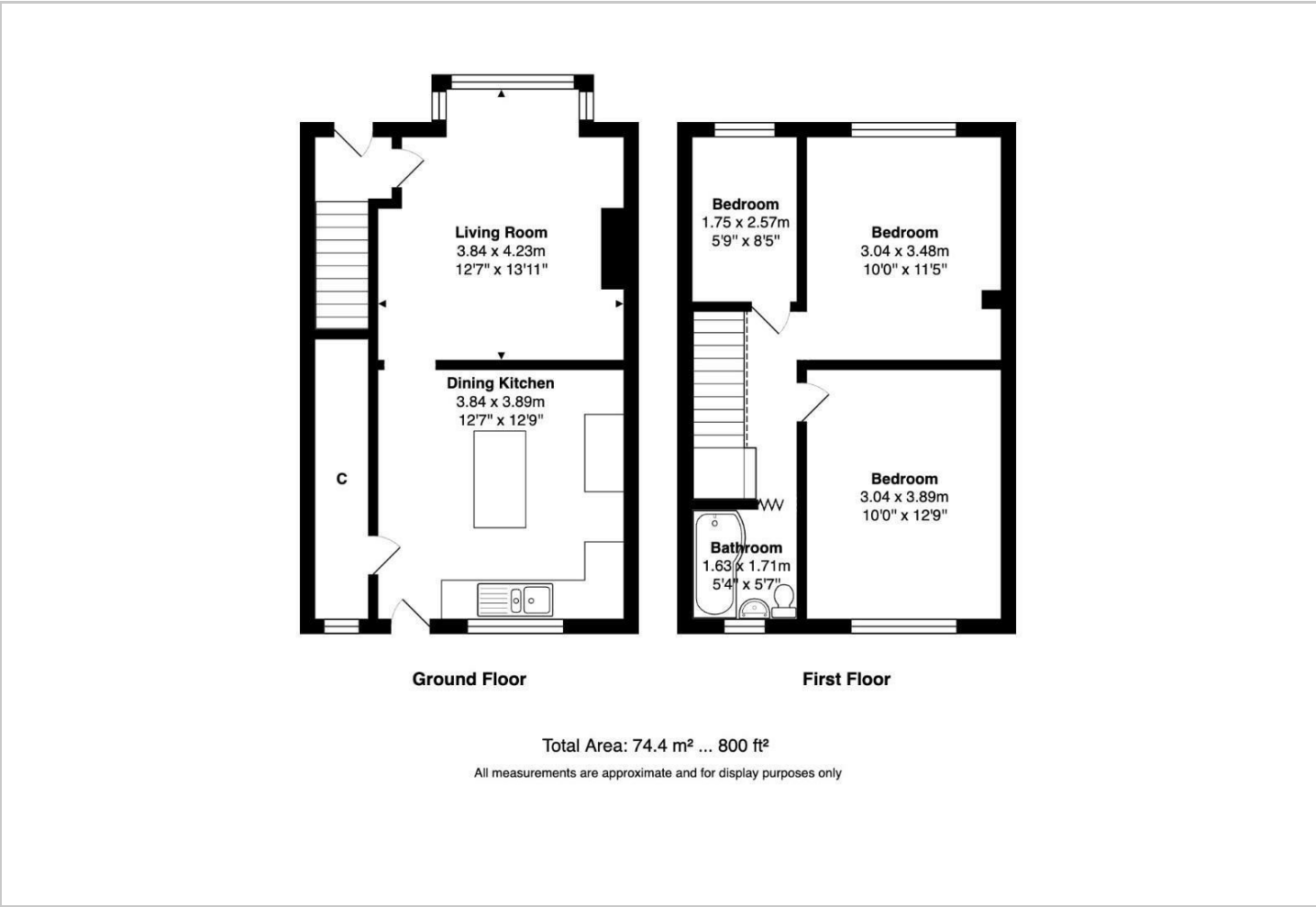
Hybrid Map



Terrain Map



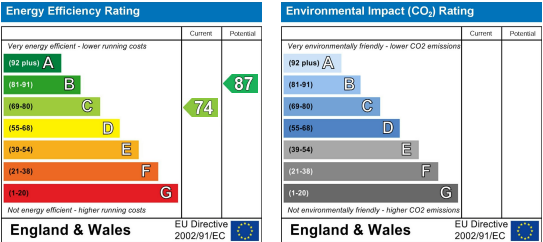
Floor Plan



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.