

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Stanningley Road

Leeds, LS13 3EF

£175,000



Council Tax: A



# 426 Stanningley Road

Leeds, LS13 3EF

£175,000



- Spacious three-bedroom semi-detached home
- Two good sized reception rooms
- Modern kitchen with integrated appliances
- Three generous sized bedrooms
- No Chain is involved
- Ample garden with lawn and gravel
- Off-road parking to the front
- Scope to modernise to own taste
- Close to Bramley train station
- Excellent access to Leeds and Bradford

This three-bedroom semi-detached house is **\*\*for sale\*\*** in the Bramley area of Leeds, offering good space and clear scope for modernising to personal taste.

The ground floor features a main RECEPTION room with dual-aspect windows and French doors to the front, providing flexible living space. A second reception/sitting/dining room adds further versatility for family use or entertaining. The KITCHEN is fitted with white high gloss units, contrasting worktops, an integrated dishwasher, built-in double oven and useful under stairs storage.

Upstairs, there are two double bedrooms, one with a built-in cupboard, and a good-sized single bedroom that also works well as a home office. The BATHROOM includes a white suite with sink and toilet, tiled walls and a shower over the bath.

Externally, the property benefits from off-road parking at the front and a generous garden laid to grass and gravel, ideal for those seeking outdoor space in an urban setting.

The house is well placed for public transport, with Bramley train station within easy reach, giving direct services to Leeds (around 10 minutes) and Bradford. Regular bus routes along Stanningley Road provide further connections across West Leeds and into the city centre.

The property may particularly appeal to first-time buyers, families and investors looking for a project.

Bramley, Leeds, offers a great mix of suburban comfort and city convenience, just four miles from the heart of Leeds with excellent bus and rail links, plus quick access to the ring road and nearby motorways. Housing ranges from stylish modern apartments to charming Victorian terraces and spacious semi-detached homes, catering to every stage of life. The area is rich in green spaces, including Bramley Park, Bramley Fall Woods, and the Leeds–Liverpool Canal towpath—perfect for walking, cycling, and family outings. A thriving high street, supermarkets, leisure centres, pubs, and cafés give Bramley a lively yet welcoming atmosphere, while the community’s strong local spirit is reflected in its many events and activities. Whether you’re a first-time buyer, a family looking for room to grow, or someone wanting a well-connected base with a friendly vibe, Bramley is a place you’ll be proud to call home.

Tel: 0113 257 6198

## HALLWAY

## LIVING ROOM

16'2" x 11'4" (4.93 x 3.46)

## SITTING ROOM

11'7" x 10'2" (3.55 x 3.12)

## KITCHEN

14'11" x 9'1" (4.55 x 2.77)

## BEDROOM ONE

16'6" x 11'3" (5.05 x 3.43)

## BEDROOM TWO

12'11" x 11'4" (3.94 x 3.46)

## BEDROOM THREE

9'1" x 8'9" (2.78 x 2.68)

## BATHROOM

7'9" x 6'3" (2.37 x 1.91)



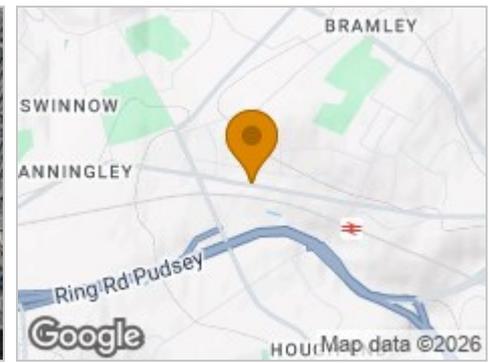
## Road Map



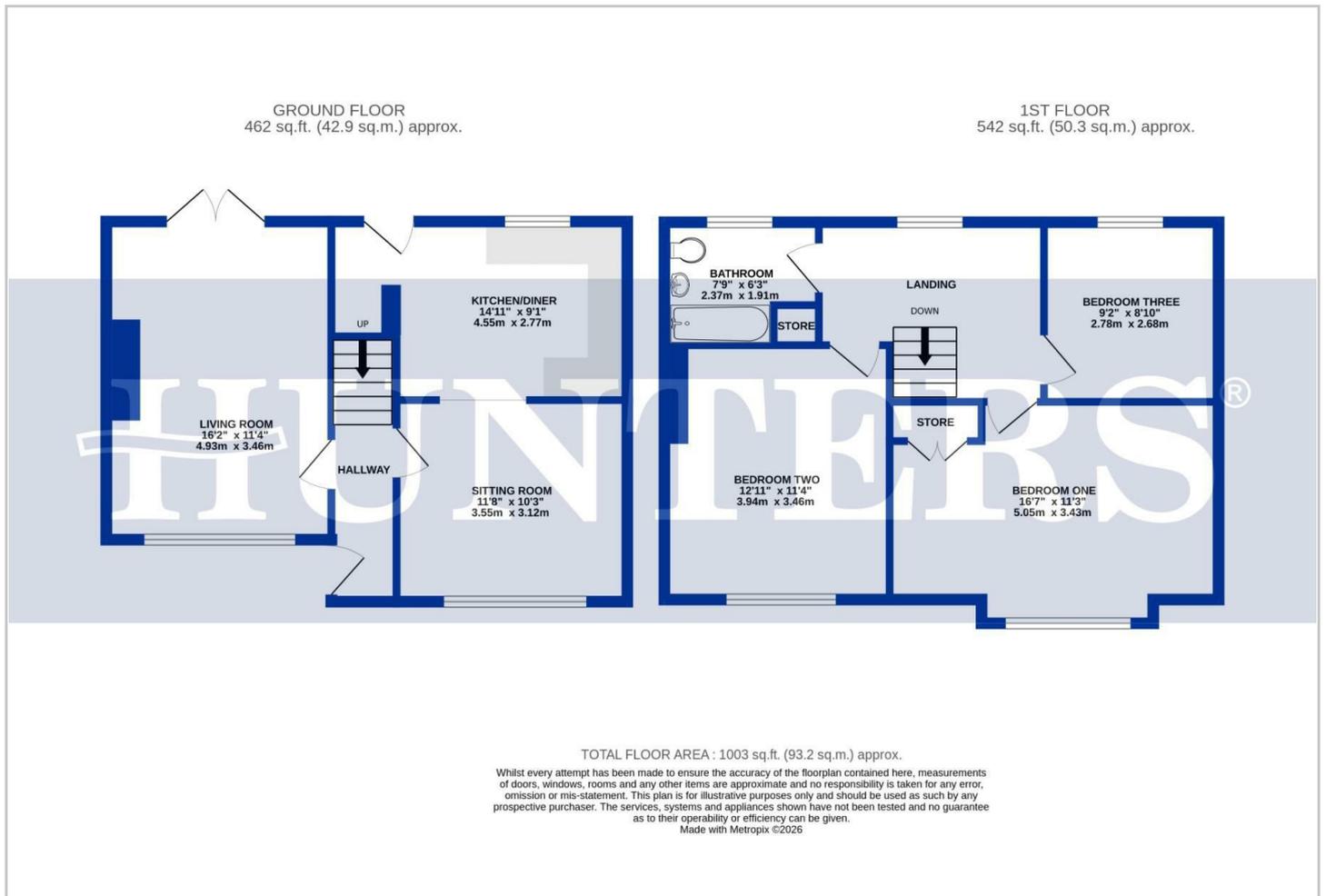
## Hybrid Map



## Terrain Map



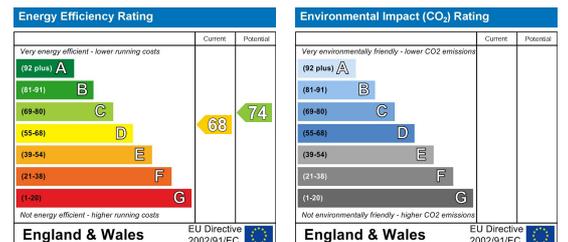
## Floor Plan



## 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.