

# HUNTERS®

HERE TO GET *you* THERE



## Somerdale Grove

Bramley, Leeds, LS13 4SD

£227,000



Council Tax: B



# 41 Somerdale Grove

Bramley, Leeds, LS13 4SD

£227,000



- Mid through terraced
- Three bedrooms
- Solar panels, generating daytime power
- Conservatory extension
- Gas central heating
- PVC double glazing
- Off-road parking
- South facing rear garden
- Quiet cul de sac
- No chain involved

This charming, terraced house, featuring three bedrooms, a conservatory, solar panels, and off-road parking, is situated in a quiet Cul de sac near Bramley station, offering modern neutral décor and convenience for first-time buyers or families.

This delightful, terraced house is now available for sale. A testament to neutral décor and thoughtful design, the property is in good condition and awaits its new owner.

The house features **THREE** bedrooms; two spacious doubles and a versatile single which could serve as a home office, perfect for the changing needs of modern life. The **BATHROOM** is sleek and inviting, with a heated towel rail, fresh white suite, and tastefully tiled walls.

The property boasts a single **LIVING ROOM** with a laminated wood floor and a large window at the front providing ample natural light. The **KITCHEN/DINER** is a homemaker's dream, offering a dining space, fitted units and drawers, a single oven/gas hob, and space for a fridge freezer. Furthermore, doors lead straight from the kitchen into a beautiful **CONSERVATORY** extension, providing an additional space to relax, work, or entertain.

Unique features that set this property apart include **SOLAR** panels, generating daytime power, gas central heating, PVC double glazing, and off-road parking. Another bonus is the paved rear garden - an easily manageable outdoor space that will be a joy in the warmer months. The property also benefits from being sold with **NO CHAIN** involved and is situated in a quiet Cul de sac position.

Located in a sought-after urban area, the house is close to Bramley station and has excellent public transport links. Local amenities, walking and cycling routes are easily accessible. This property is ideally suited to first-time buyers or families. An opportunity not to be missed!

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



## ENTRANCE HALL

## LIVING ROOM

13'1" 68'10" x 12'0" (4.21 x 3.67)

## KITCHEN/DINER

14'11" x 8'11" (4.57 x 2.73)

## CONSERVATORY

10'7" x 10'2" (3.23 x 3.12)

## BEDROOM ONE

11'8" x 9'9" (3.56 x 2.98)

## BEDROOM TWO

10'11" x 9'9" (3.35 x 2.98)

## BEDROOM THREE

7'8" x 5'2" (2.34 x 1.60)

## BATHROOM

7'3" x 5'2" (2.23 x 1.60)



Road Map



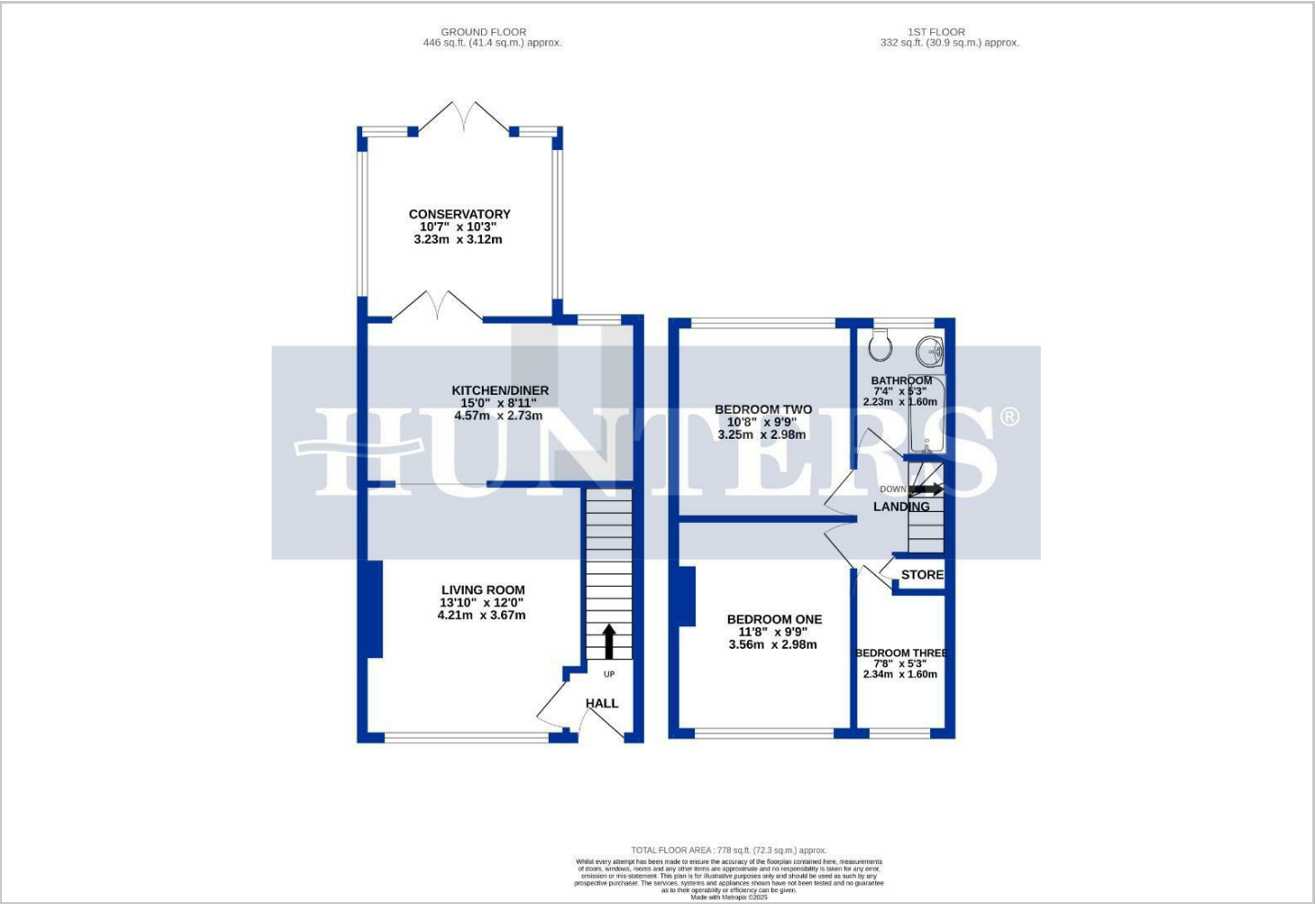
Hybrid Map



Terrain Map



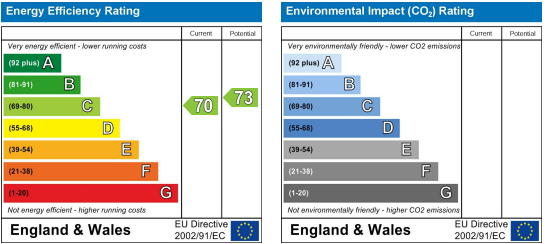
Floor Plan



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.