

# HUNTERS®

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## Somerdale Close Bramley, Leeds, LS13 4RZ

Offers In The Region Of £199,950



Council Tax: B



# 28 Somerdale Close

Bramley, Leeds, LS13 4RZ

Offers In The Region Of £199,950



- Three bedroom mid terraced home
- Immaculately presented throughout
- Spacious living/dining area
- Shower room installed in Sep 2022
- New roof August 2022
- Low maintenance rear garden
- Occasional loft room in roof space
- Popular and convenient location in Bramley
- Driveway for off street parking

Hunters are delighted to offer for sale this immaculate THREE BEDROOM MID TERRACED home, situated in a popular and convenient location in Bramley. Featuring ready to move into accommodation throughout, the property boasts a generous sized LIVING/DINING ROOM, modern SHOWER ROOM INSTALLED IN SEP 2022, NEW ROOF FITTED IN AUG 2022, with a recently converted occasional loft room, a low maintenance garden and long DRIVEWAY for off street parking. Sure to appeal to a range of buyers in particular COUPLES and FAMILIES, early viewing is advised...

With the benefit of a security alarm system, GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE HALL with stairs rising to the first floor. An excellent sized LIVING/DINING ROOM which has a lovely dual aspect with French doors to the rear garden. The KITCHEN has a range of wall and base storage units with an integrated electric oven, gas hob and extractor hood, fridge and space for a washing machine and plumbing for a dishwasher. There is a useful pantry style cupboard which has space for a freezer.

Upstairs, there are THREE bedrooms, two of which are double sized rooms and a modern SHOWER ROOM which features a shower cubicle with overhead mains powered shower, vanity style sink unit, heated towel rail, wall mounted mirror and fully tiled walls. The LANDING has a large storage cupboard and provides access via a pull down wooden ladder to a converted occasional room in the roof which is heated with lights and a Velux window, also plenty of space in the eves for storage.

Outside, to the front, there is a part block paved DRIVEWAY providing off street parking for two vehicles. To the rear, the garden is fully enclosed and provides a great space to sit out and relax. There is a decking area, patio area and artificial lawn to ensure low maintenance.

The property is situated in a popular residential development just off Stanningley Road and is only 400 metres from local shops and a supermarket. There are excellent transport links to both Leeds and Bradford via Bramley railway station which is located and only 0.7 miles away and bus routes on Stanningley Road which is 400 metres from the address.

## HALLWAY

### LIVING/DINING ROOM

24'00 x 11'06 (7.32m x 3.51m)

### KITCHEN

8'07 x 6'10 (2.62m x 2.08m)

### LANDING

### BEDROOM ONE

13'11 x 8'06 (4.24m x 2.59m)

### BEDROOM TWO

10'01 x 8'06 (3.07m x 2.59m)

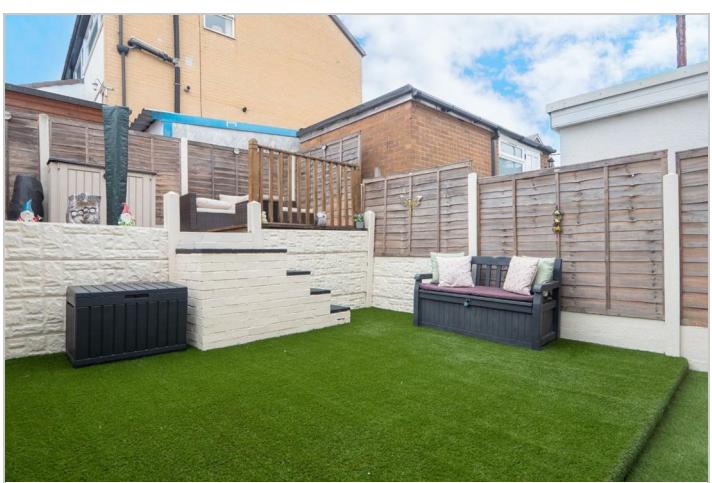
### BEDROOM THREE

8'00 x 5'10 (2.44m x 1.78m)

### SHOWER ROOM

5'09 x 5'04 (1.75m x 1.63m)

### OCCASIONAL ROOM IN ROOF



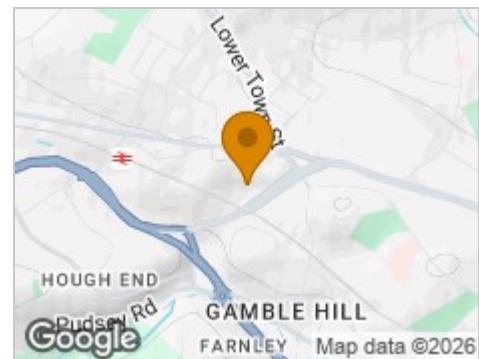
## Road Map



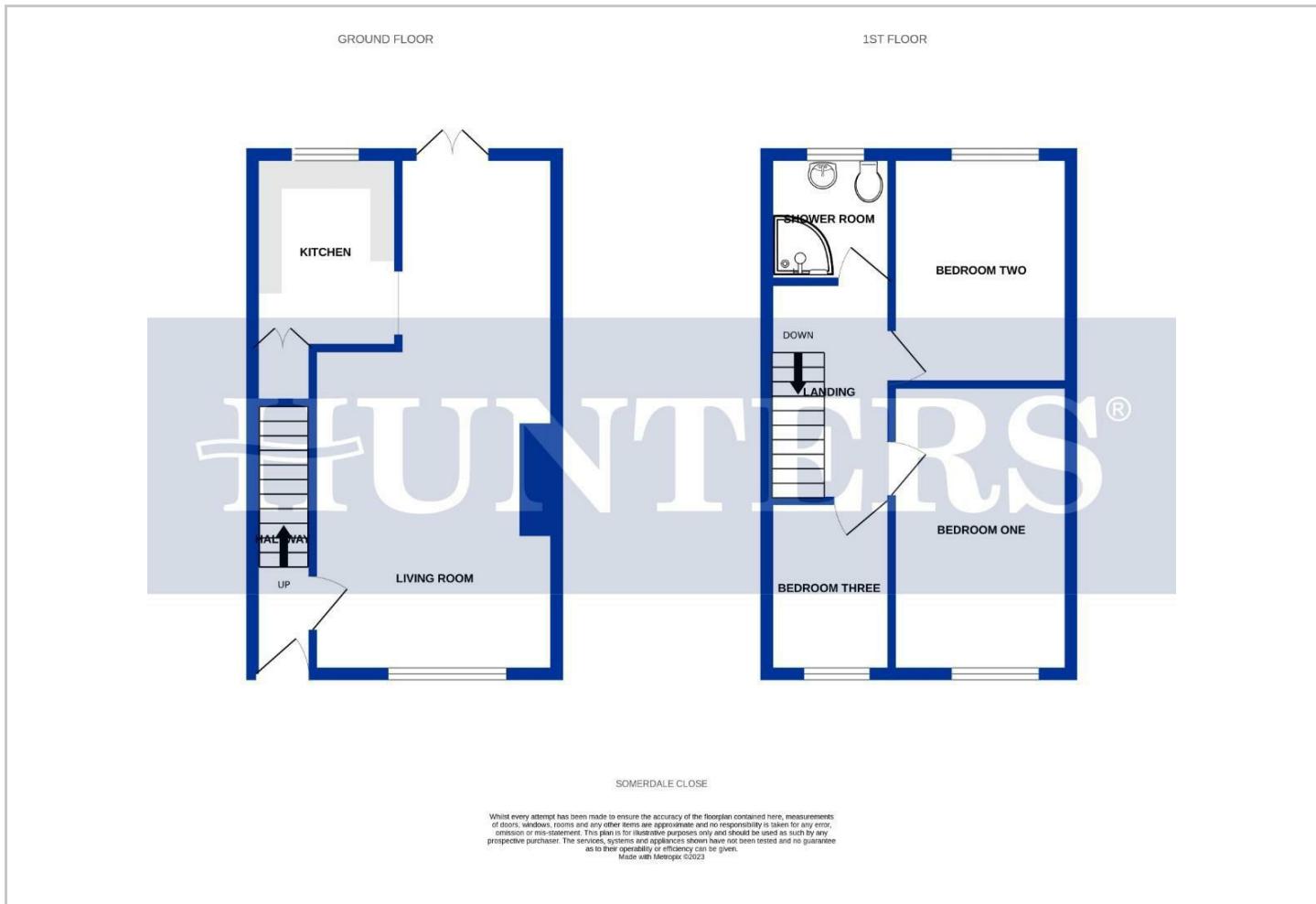
## Hybrid Map



## Terrain Map



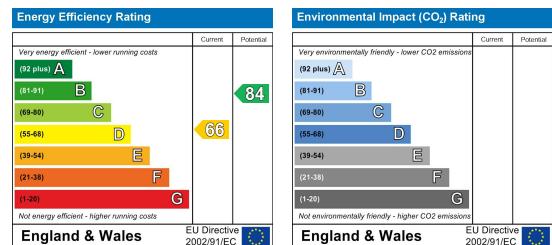
## Floor Plan



## 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.