

HUNTERS®

HERE TO GET *you* THERE



Well Garth View

Bramley, LS13 1EE

Chain Free £220,000



Council Tax: C



18 Well Garth View

Bramley, LS13 1EE

Chain Free £220,000



- Quiet cul-de-sac location
- Blank canvas
- Rodley nature reserve nearby
- Garage and off-street parking
- South-east facing garden
- Convenient downstairs W/C
- Four bedrooms
- Two reception rooms
- Potential open-plan living
- Near Canal walks

Delighted to present this FOUR bedroom SEMI-DETACHED property for sale, situated in a quiet cul-de-sac in the sought-after location. Nestled on the fringes of the beautiful Canal walks and Rodley nature reserve, this is a property that truly offers it idyllic location.

While it does require some modernisation, the property is beaming with potential and could be the perfect investment opportunity, or perhaps a wonderful home for families or couples. The property benefits from a GARAGE and off-street parking, perfect for accommodating multiple vehicles. The south-east facing garden is a lovely sun trap and the property also benefits from a convenient DOWNSTAIRS W/C.

The house comprises of TWO reception rooms, a dining kitchen, four bedrooms and one bathroom. The first reception room is the living room and a true heart of the home, complete with an electric fireplace and double doors leading to the dining room. The second reception room is a separate dining room that could be knocked into the kitchen to create a beautiful open-plan living space. The kitchen also features space for dining, with an outlook over the garden and side door access.

Upstairs, you'll find three DOUBLE bedrooms and a single room, ideal for use as a nursery or HOME OFFICE. The bathroom has a functional combi shower/bath with a tiled white suite.

This property is a BLANK CANVAS, ready for you to make your mark and create your dream home. Council tax band C.

DINING KITCHEN

6'10" x 15'8" (2.09 x 4.79m)

DINING ROOM

10'4" x 9'9" (3.17 x 2.99m)

LIVING ROOM

10'4" x 16'11" (3.17 x 5.18m)

W/C

3'10" x 4'4" (1.17 x 1.34m)

BEDROOM ONE

8'11" x 14'10" (2.72 x 4.54m)

BEDROOM TWO

8'7" x 11'11" (2.64 x 3.65m)

BEDROOM THREE

8'6" x 8'10" (2.61 x 2.71m)

BEDROOM FOUR

8'6" x 8'1" (2.61 x 2.48m)

BATHROOM

5'6" x 6'6" (1.68 x 2.00m)

GARAGE



Road Map



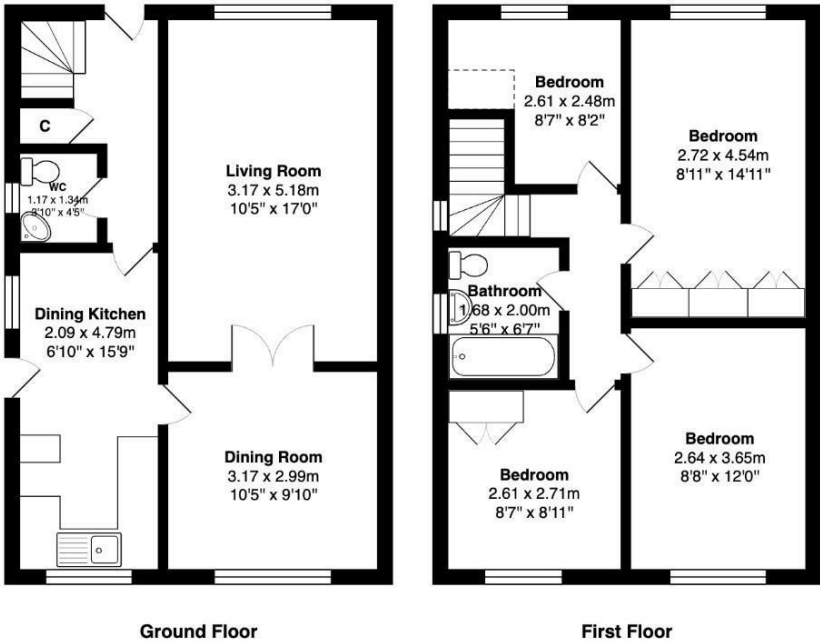
Hybrid Map



Terrain Map



Floor Plan



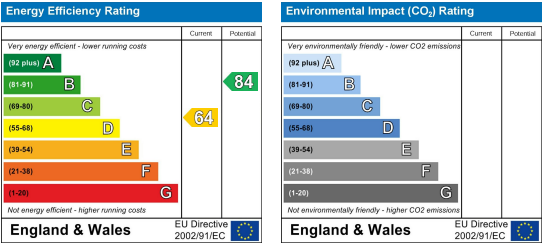
Total Area: 90.2 m² ... 971 ft²

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.