

HUNTERS®

HERE TO GET *you* THERE



Station Terrace

Bramley, LS13 3QR

£165,000



Council Tax: A



13 Station Terrace

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£165,000



- Charming three-bedroom home
- Desirable end terrace position
- Practical layout arranged over four floors
- Doorstep of Bramley train station and ring road to Leeds
- Kitchen with functional cellar utility space
- Neutral décor throughout creating a blank canvas
- Spacious bathroom with separate bath and shower
- Low-maintenance front yard with sunny aspect
- Bay-fronted living room with plenty of natural light
- Nearby shops, schools and green spaces

This three-bedroom end terrace home offers an excellent opportunity for first-time buyers looking to get onto the property ladder, alongside buy-to-let investors alike, ideally positioned within easy reach of Bramley train station and offering excellent connections into Leeds city centre and surrounding areas.

Set across four floors, the property offers spacious and versatile ready-to-move-into accommodation, whilst still providing scope for a future buyer to modernise or add further value over time if desired. The ground floor features a bright living room with a bay window allowing plenty of natural light, complemented by neutral décor and wood-effect flooring. An archway leads through to the fitted kitchen, which offers a range of wall and base units, tiled splashbacks and integrated oven.

A real highlight of the home is the cellar, which has been improved far beyond what is typically expected from a traditional cellar space. Finished with grey wood-effect flooring and benefiting from power, lighting and central heating, the space also provides room for white goods, creating a far more practical and versatile additional area for storage, utility use or general day-to-day living needs.

To the first floor is a generous double bedroom with wood-effect flooring, fitted wardrobes and neutral décor, creating a blank canvas for a future buyer to put their own stamp on the space. The spacious bathroom is fitted with both a separate bath and separate shower, pedestal wash basin, heated towel rail and neutral tiling.

Occupying the top floor are two further bedrooms, including a bright and spacious dormer double bedroom with wood-effect flooring and neutral décor, alongside a further single bedroom which would work equally well as a nursery, dressing room or home office.

Externally, the property benefits from a low-maintenance front yard which enjoys a pleasant sunny aspect and provides space for outdoor seating.

Bramley remains a highly popular and convenient location for commuters, with Bramley railway station practically on the doorstep alongside excellent road links to surrounding areas. Local shops, schools, parks and everyday amenities are also close by.

Offering spacious accommodation, excellent commuter links and strong investment appeal, early viewing is highly recommended.

Please note: the property, being an older terraced house, includes bedrooms within the roof space. This accommodation may not comply with current Building Regulations, and prospective purchasers should satisfy themselves as to its suitability and compliance.

Tel: 0113 257 6198

KITCHEN

11'1" x 5'10" (3.38m x 1.79m)

LIVING ROOM

14'2" x 13'1" (4.32m x 4.00m)

BEDROOM

14'2" x 10'10" (4.32m x 3.32m)

BATHROOM

8'7" x 8'5" (2.64m x 2.58m)

BEDROOM

14'2" x 9'7" (4.34m x 2.94m)

BEDROOM

9'7" x 8'4" (2.93m x 2.56m)

CELLAR

14'2" x 13'8" (4.32m x 4.18m)

CELLAR

11'1" x 5'11" (3.39m x 1.81m)



Road Map



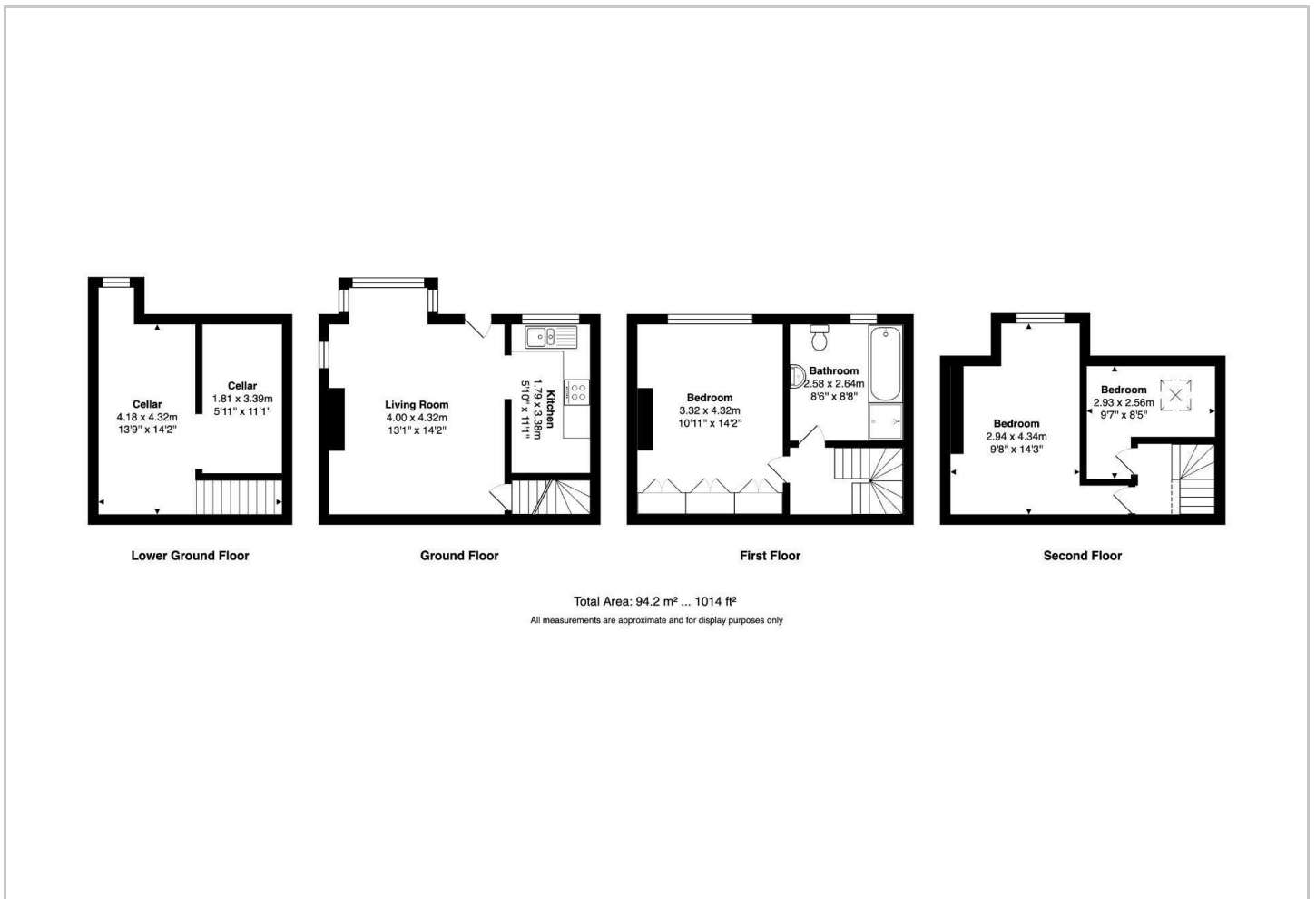
Hybrid Map



Terrain Map



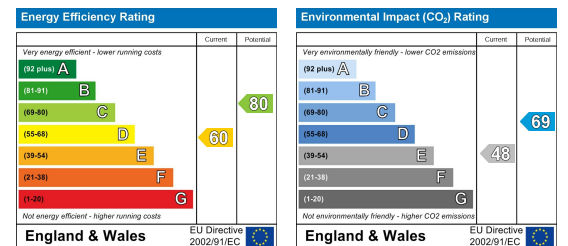
Floor Plan



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.