HUNTERS®

HERE TO GET *you* THERE

Haleys Yard

Bramley, Leeds, LS13 3LA

Offers Over £180,000

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Council Tax: A

16 Haleys Yard

Bramley, Leeds, LS13 3LA

Offers Over £180,000

- Rare to market character home within historic Haley's Yard
- Beautifully presented and ready to move straight into
- Two generous double bedrooms
- Charming exposed beams, feature fireplaces and through by light
- Open plan living and kitchen creating a superb social space
- Useful cellar providing excellent additional storage and utility space
- Allocated parking
- Attractive communal outdoor area with picnic tables
- Excellent Bramley location close to amenities, green space and transport connections

Beautifully presented throughout and ready to move straight into, the property would make an exciting opportunity for first time buyers, downsizers or investors alike.

As soon as you step inside, the charm of this home becomes apparent. The ground floor offers a cosy yet sociable open plan living space, with exposed beams, a feature fire surround and useful built-in storage all adding warmth and character. Windows to both the front and rear allow plenty of natural light to flow through the room, making the space feel welcoming.

The living area opens naturally into the modern, neutral kitchen, creating a superb layout for both everyday life and entertaining. There is plenty of storage together with generous work surface space, while the open plan arrangement creates a sociable heart to the home without losing the cosy feel of the original property.

From the kitchen there is access down to the cellar, providing excellent additional storage and the added benefit of power for utilities, helping keep the main living accommodation free from clutter.
Moving to the first floor, the main bedroom is a generous double with another attractive feature fire surround, continuing the character found throughout the property.

The second floor provides a further double bedroom. Dual aspect windows flood the room with natural light, creating a bright and airy space that could equally work well as a guest bedroom or home office if required.

Also accessed from the upper landing is the bathroom. Fully tiled and designed with a calming, neutral finish, it comprises a bath with shower over, wash basin, WC and heated towel rail, creating a relaxing space to unwind.

Externally, Haley's Yard offers something equally special. The property benefits from allocated parking together with access to a generous communal outdoor area. This attractive and peaceful space provides somewhere to sit out and enjoy the warmer months, with picnic tables creating a lovely setting for residents to relax and socialise.

The location combines this tucked-away community feel with excellent everyday convenience. Bramley offers a wide range of shops, amenities and public transport connections, with bus routes and Bramley railway station providing links towards Leeds and surrounding areas. Bramley Park is also close by, adding valuable green space to the immediate surroundings.

Homes of this character and presentation within Haley's Yard rarely become available. Offering two double bedrooms, a cellar, allocated parking and wonderful character throughout, this is a genuinely unique, move-in-ready home that really needs to be viewed to be fully appreciated.

Tel: 0113 257 6198

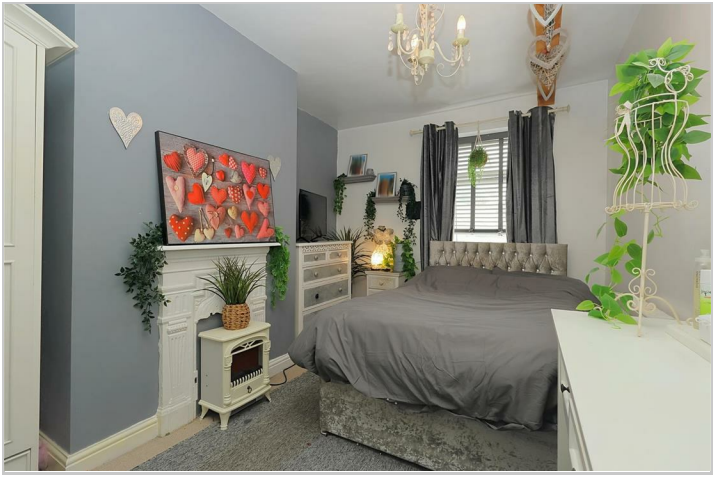
LOUNGE/KITCHEN
13'9" x 11'10" (4.20m x 3.61m)

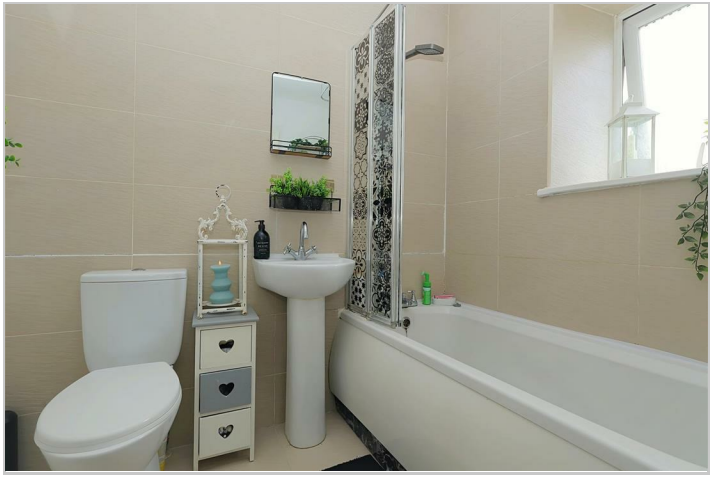
CELLAR
13'9" x 9'1" (4.20m x 2.77m)

BEDROOM
13'9" x 9'1" (4.20m x 2.78m)

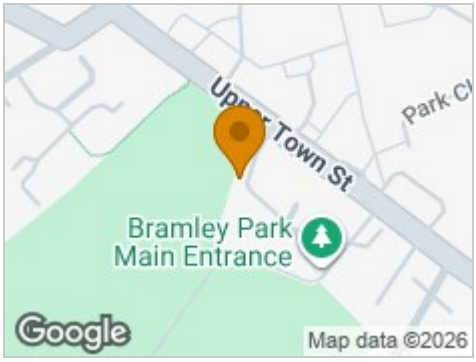
BEDROOM
13'9" x 9'1" (4.20m x 2.78m)

BATHROOM
6'10" x 6'7" (2.10m x 2.02m)



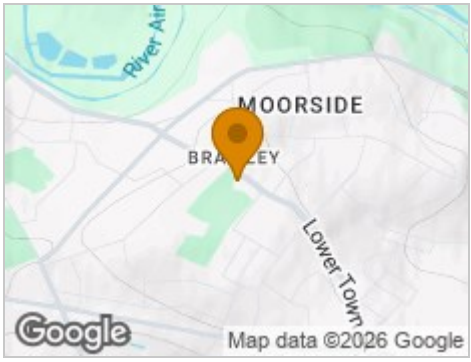


Road Map

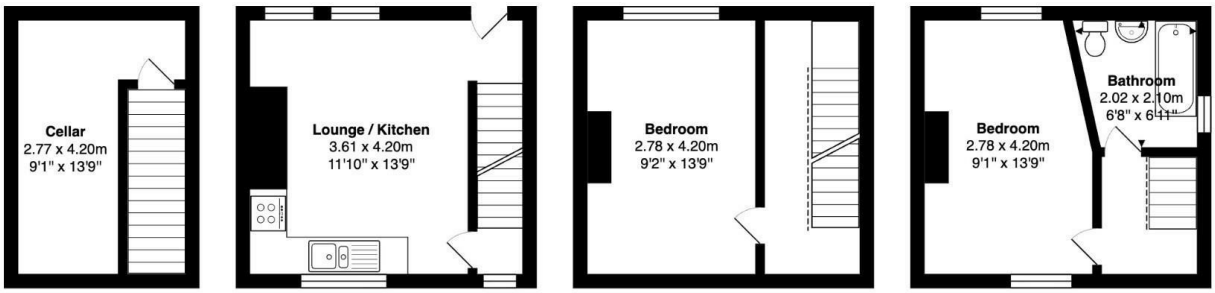


Hybrid Map

Terrain Map



Floor Plan



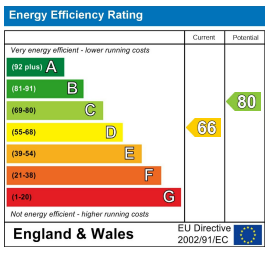
Total Area: 68.5 m² ... 737 ft²

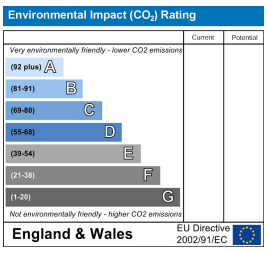
All measurements are approximate and for display purposes only

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.

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