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HERE TO GET *you* THERE

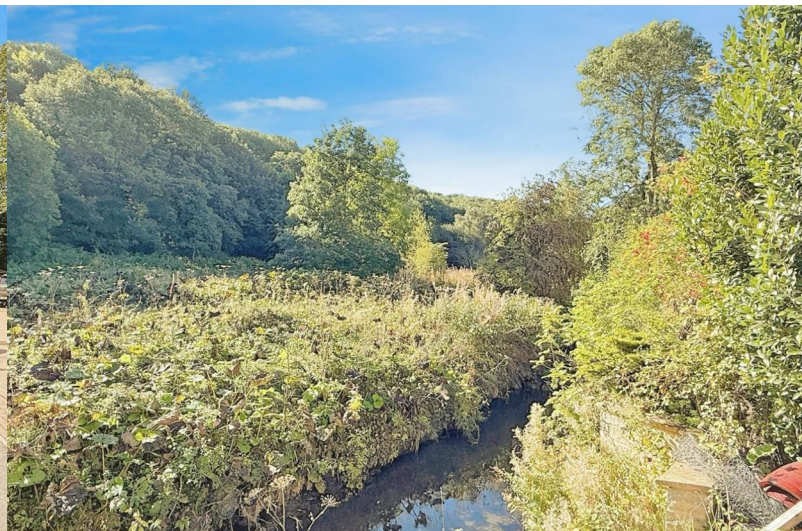
Tawny Beck

Leeds, LS13 4UW

Guide Price £160,000

1 1 1 C

Council Tax: B



4 Tawny Beck

Leeds, LS13 4UW

Guide Price £160,000

- One-bedroom coachhouse in quiet cul-de-sac
- Open-plan living with Juliet balcony
- Driveway for 2 cars plus large garage
- Potential to reconfigure for a second bedroom (subject to building control)
- Bright, neutral décor throughout
- South-facing views overlooking the beck
- Spacious double bedroom with leafy outlook
- Fresh bathroom with bath and shower
- Boarded loft + external storage

Welcome to this delightful one-bedroom COACHHOUSE set in a quiet cul-de-sac, perfect for first time buyers, downsizers, or couples seeking a peaceful retreat with modern comforts. With an ATTRACTIVE SIZE footprint, the home even offers scope to reconfigure into a two bedroom dwelling subject to building control.

The spacious, OPEN-PLAN reception room is bathed in sunshine and boasts a charming JULIET BALCONY*, offering stunning views over a tranquil beck. With ample space to accommodate both lounging and dining, there's plenty of opportunity to make this versatile area your own. Adjacent is the practical KITCHEN, complete with a breakfast bar, stylish tiled splashback, and an integrated oven—ideal for whipping up your favourite meals or enjoying a leisurely morning coffee.

The large DOUBLE BEDROOM, with its LEAFY OUTLOOK, has abundant space for all your furniture needs, promising restful nights and relaxing mornings. The BATHROOM is bright and fresh, featuring a white tiled suite, a bath with an over-shower, and a frosted window for added privacy. Additional perks include a boarded loft and handy external storage under the stairs. Parking is never an issue, with a DRIVE that fits two cars off-street, plus a LARGE GARAGE for additional parking and convenient extra storage.

EPC rating of C and Council Tax Band B make this an energy-efficient and affordable choice, all in a WELL-CONNECTED location. Don't miss the chance to make this inviting coachhouse your own!

*AGENTS NOTE - Please be aware that the current owner is in the process of reinstating the Juliet balcony to the first floor window. Also, the aerial image shown is for illustrative purposes only and is intended as an impression of the property and its surroundings. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. All descriptions, measurements, and other details are provided as a general guide only and should be independently verified by prospective purchasers.

LOCATION - Bramley, Leeds, offers a great mix of suburban comfort and city convenience, just four miles from the heart of Leeds with excellent bus and rail links, plus quick access to the ring road and nearby motorways. Housing ranges from stylish modern apartments to charming Victorian terraces and spacious semi-detached homes, catering to every stage of life. The area is rich in green spaces, including Bramley Park, Bramley Fall Woods, and the Leeds–Liverpool Canal towpath—perfect for walking, cycling, and family outings. A thriving high street, supermarkets, leisure centres, pubs, and cafés give Bramley a lively yet welcoming atmosphere, while the community's strong local spirit is reflected in its many events and activities. Whether you're a first-time buyer, a family looking for room to grow, or someone wanting a well-connected base with a friendly vibe, Bramley is a place you'll be proud to call home.

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM
19'7" x 17'0" (5.97 x 5.19m)

KITCHEN
5'10" x 10'1" (1.80 x 3.09m)

BATHROOM
6'8" x 6'10" (2.05 x 2.09m)

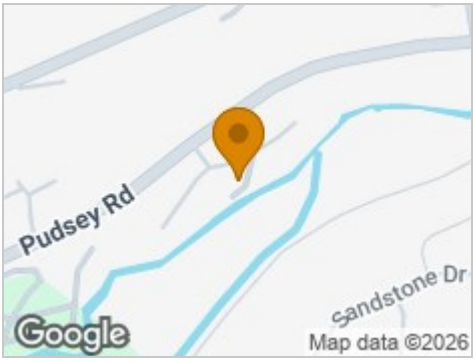
BEDROOM
9'11" x 13'6" (3.03 x 4.14m)

GARAGE
8'4" x 17'2" (2.55 x 5.25m)

STORE
3'0" x 10'0" (0.93 x 3.07m)

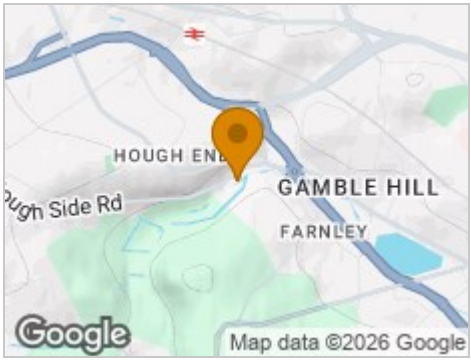
DRIVE & PATIO

Road Map

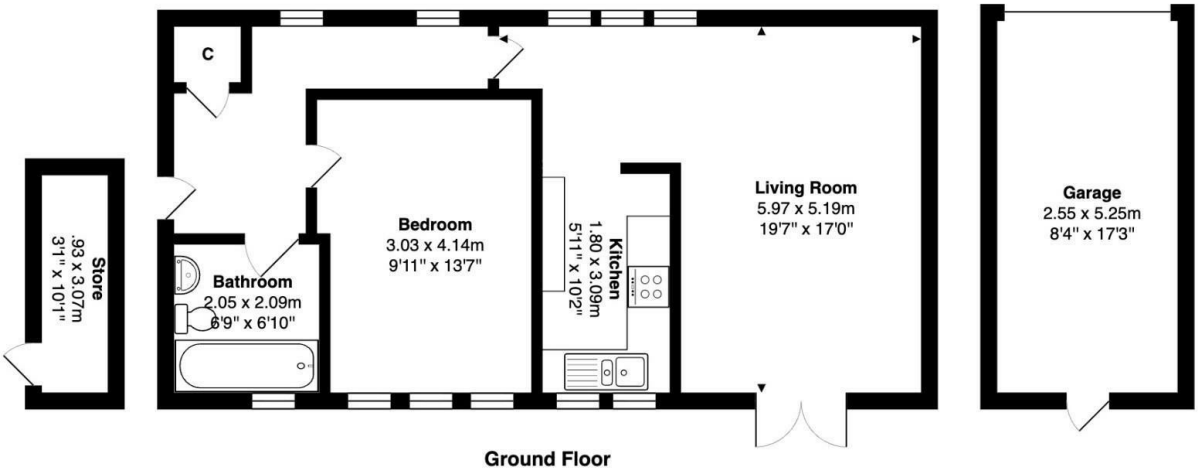


Hybrid Map

Terrain Map



Floor Plan



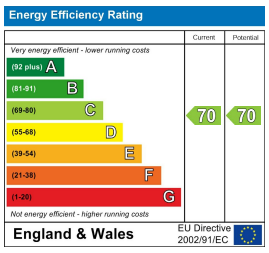
Total Area: 71.0 m² ... 764 ft²

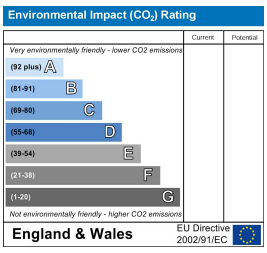
All measurements are approximate and for display purposes only

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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