

HUNTERS[®]

HERE TO GET *you* THERE



Lower Town Street

Bramley, Leeds, LS13 2BW

£210,000



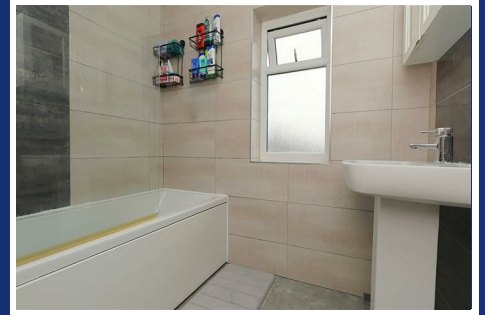
Council Tax: B



28 Lower Town Street

Bramley, Leeds, LS13 2BW

£210,000



- Charming three bedroom semi
- Superb location with excellent links to Leeds
- Bright open-plan kitchen diner
- Private lawned garden with sunny patio
- Two double bedrooms and a versatile third bedroom
- Spacious bay-fronted living room
- Block-paved driveway and side access
- Scope to personalise / extend (STPP)
- Useful brick built outhouse storage
- Fantastic local amenities, schools and public transport

Perfectly placed for commuters and families alike, this well-positioned three-bedroom semi-detached home enjoys excellent access to nearby shops, schools, green spaces and regular bus links into Leeds. The nearby Ring Road also makes travelling further afield particularly convenient.

The bay-fronted living room is generously proportioned and bathed in natural light, creating a bright and welcoming space. There is plenty of scope to personalise the room to your own taste, with ample room for a comfortable seating arrangement and additional furnishings.

To the rear, the open-plan kitchen and dining area is filled with natural light and enjoys pleasant views over the garden, along with useful side access. The kitchen is fitted with a good range of wall and base units, complemented by wood-effect flooring and a striking tiled splashback. There is plenty of space for dining, making this a practical and sociable family living space, while a recessed alcove provides additional storage and shelving.

Upstairs, the property offers three neutrally decorated bedrooms. The main bedroom is a generous double positioned to the front, complete with an attractive bay window, while the second double bedroom enjoys pleasant views over the rear garden. The third is a practical single bedroom, equally well suited as a nursery or home office, with useful built-in storage positioned above the bulkhead.

The modern bathroom is fitted with a stylish grey suite, including a bath with an overhead rainfall shower, pedestal wash basin and frosted window. A separate WC adds further everyday practicality.

Externally, a block-paved driveway provides convenient off-street parking to the front and continues down the side of the property, passing the side entrance and extending through to the rear. The pathway leads to a handy brick-built outhouse, providing useful additional storage. The rear garden is private, secure and well enclosed by timber fencing, creating an ideal space for children, pets or outdoor entertaining. A lawned garden is complemented by a lower block-paved patio, offering a lovely suntrap for relaxing and enjoying the warmer months.

Tel: 0113 257 6198

DINING KITCHEN

18'11" x 11'10" (5.78m x 3.63m)

LOUNGE

13'0" x 11'10" (3.97m x 3.62m)

BEDROOM ONE

11'11" x 11'11" (3.64m x 3.64m)

BEDROOM TWO

11'7" x 11'10" (3.54m x 3.61m)

BEDROOM THREE

8'9" x 6'10" (2.69m x 2.09m)

BATHROOM

6'5" x 4'9" (1.98m x 1.47m)

WC



Road Map



Hybrid Map



Terrain Map



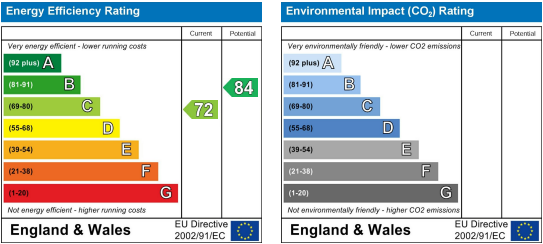
Floor Plan



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.