HUNTERS®

HERE TO GET *you* THERE



Upper Town Street

Bramley, Leeds, LS13 2ER

Offers Over £100,000

2 | 1 | 1 | C

Council Tax: A





280 Upper Town Street

Bramley, Leeds, LS13 2ER

Offers Over £100,000





- Attractively priced two-bedroom apartment
- Priced to sell
- Ideal first home or investment
- Fantastic scope to personalise
- Spacious and bright lounge/diner
- Private entrance and paved courtyard
- Very low ground rent & service charge
- Excellent local shops and amenities
- Convenient transport links into Leeds
- Council tax band: A

An exciting opportunity for first-time buyers, investors and those looking to put their own stamp on a property! Attractively priced to reflect the opportunity for cosmetic improvements, this spacious two-bedroom, first-floor apartment offers generous accommodation, fantastic storage and its own private entrance, all in a highly convenient Bramley location. Whether you're looking for an affordable first step onto the property ladder, a buy-to-let investment or a rewarding project to personalise, this one is certainly worth a closer look!

Occupying a convenient position on Upper Town Street, the property enjoys excellent access to the amenities that make Bramley such a popular and practical place to live. Bramley Shopping Centre provides a range of everyday shops, supermarkets and services, while nearby Bramley Park offers attractive green space for enjoying the outdoors. Bramley Baths, local leisure facilities and a choice of independent businesses add to the appeal, with regular bus services and Bramley railway station providing useful connections into Leeds, Bradford and beyond.

Arriving at the property, you'll find a small, paved courtyard to the front, providing a welcome spot for outdoor seating or enjoying some fresh air without the upkeep of a traditional garden. A private entrance leads into the property, where stairs rise to the first floor and the apartment's accommodation.

Stepping into the main living space, you're greeted by a wonderfully light and generously proportioned room, offering plenty of flexibility for different furniture arrangements. Currently arranged to accommodate both lounge and dining furniture, the room benefits from modern, neutral decoration and an inviting sense of space, making it a comfortable setting for everyday living or entertaining.

Adjoining the living area is a separate, practical kitchen, fitted with a range of wood-effect wall and base units, contrasting worktops, tiled splashbacks and a stainless steel sink with chrome mixer tap. Two windows allow plenty of natural light to filter through, creating a bright and functional space. While perfectly serviceable as it stands, the kitchen also presents an opportunity for future improvements, allowing buyers to update the finish to their own taste and potentially add value over time.

The landing is another pleasant surprise, offering an impressive amount of built-in storage that's particularly useful for keeping everyday essentials neatly tucked away.

Both bedrooms are well proportioned, with the principal bedroom being especially generous and further benefiting from fitted storage. The second bedroom provides excellent versatility, whether required as a bedroom, guest accommodation or home office. Both rooms offer a fantastic blank canvas for buyers looking to introduce their own colours, furnishings and finishing touches, without paying a premium for somebody else's design choices.

Completing the accommodation is a functional bathroom fitted with a bath and overhead shower, grab handles, pedestal wash basin, WC and wall-mounted mirrored medicine cabinet. Although perfectly usable in its current condition, there is clear scope to refresh and modernise the space in time, adding another opportunity to personalise the apartment.

Offered at an attractive asking price that reflects the cosmetic attention required, this is a property where the opportunity is very much part of the appeal. With two good-sized bedrooms, a spacious living area, excellent storage, a private entrance and low-maintenance outside space, it offers a great starting point for buyers wanting to make a home their own, as well as investors seeking a conveniently located addition to their portfolio.

A fantastic opportunity to secure generous accommodation in a well-connected Bramley location, with plenty of scope to make it your own. Early viewing is highly recommended!

KITCHEN
11'4" x 5'9" (3.47m x 1.77m)

LIVING ROOM
16'6" x 11'4" (5.04m x 3.47m)

BEDROOM ONE
13'5" x 10'10" (4.10m x 3.31m)

BEDROOM TWO
13'5" x 5'5" (4.10m x 1.67m)

BATHROOM
6'3" x 4'7" (1.92m x 1.40m)

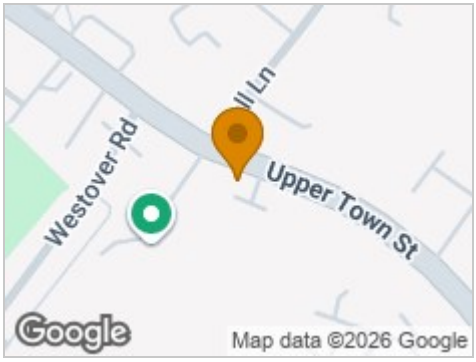








Road Map



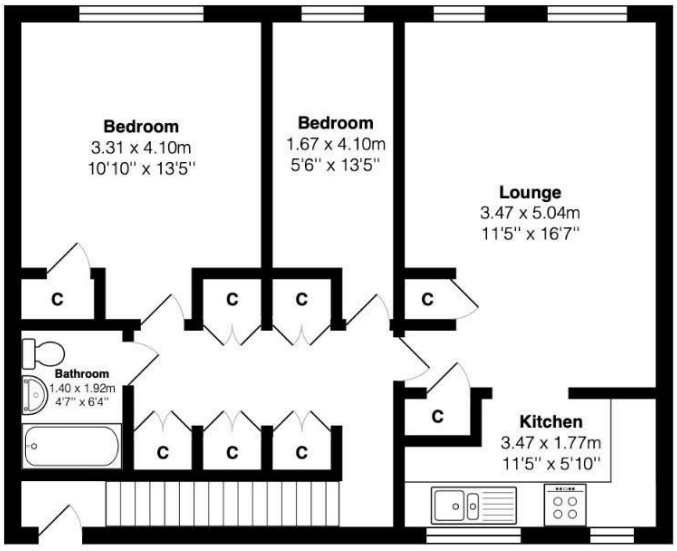
Hybrid Map



Terrain Map



Floor Plan



First Floor

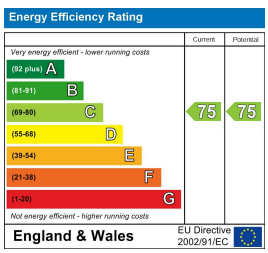
Total Area: 61.1 m² ... 658 ft²

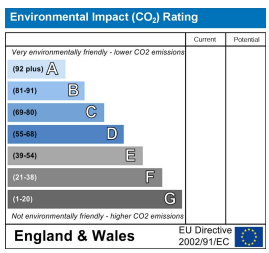
All measurements are approximate and for display purposes only

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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