

# HUNTERS<sup>®</sup>





HERE TO GET *you* THERE



## St Catherines Green

Bramley, LS13 2JH

Offers In The Region Of £220,000

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Council Tax: A





# 1 St Catherines Green

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## Offers In The Region Of £220,000



- Extended semi-detached home on a sought-after corner plot
- Move-in ready – ideal for first-time buyers or couples
- Two spacious double bedrooms plus versatile loft room
- Generous living room with stylish modern décor
- Sleek high-gloss kitchen with contemporary finish & side access
- Versatile conservatory extension with year-round use
- Modern and fresh bathroom with shower-over-bath & heated towel rail
- Lovely landscaped garden with decked entertaining area
- Off-street parking available on driveway
- Nearby local parks, schools and transport links!

Welcome to this EXTENDED semi-detached house, perfectly positioned on a desirable CORNER PLOT and simply ideal for first-time buyers or couples seeking a move-in ready home! Benefiting from fantastic public transport links, excellent nearby schools, and local amenities, as well as parks perfect for leisurely strolls, this property offers the very best in convenience and comfort.

Step inside the spacious LIVING ROOM, the true heart of the home, finished in lovely, modern décor—plenty of space to unwind or entertain family and friends. Flowing from here, elegant French doors open up to the CONSERVATORY extension. Currently set up as a playroom, this bright, versatile space features power and electric heating, ensuring it's a cosy retreat all year round. The CONTEMPORARY KITCHEN showcases sleek, high-gloss grey units and ample storage—ideal for home cooking—with handy side access for daily ease.

Upstairs, there are TWO well-appointed DOUBLE BEDROOMS and an occasional LOFT ROOM too! The main bedroom is especially large, stylishly decorated, and filled with natural light through dual windows—perfect for relaxing after a long day. The second bedroom is well-proportioned, carpeted in a neutral tone, and enjoys peaceful garden outlook. The loft room is boarded and benefits from carpet, power and a Velux window to provide versatility in use.

The BATHROOM features a calming tiled suite, a bath with shower over, heated towel rail, and dual aspect windows that create a fresh, inviting atmosphere.

Outside, a patio sliding door leads to a beautifully maintained corner garden with a charming DECKED AREA—just right for alfresco dining. There's OFF-STREET PARKING, a driveway, and a brick-built outbuilding for extra storage.

With an EPC rating of C and Council Tax Band A, this is an outstanding opportunity to settle into a friendly neighbourhood and truly make this delightful house your home!

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

10'6" x 19'2" (3.22 x 5.86m)

## KITCHEN

7'9" x 12'5" (2.37 x 3.79m)

## CONSERVATORY

7'11" x 8'6" (2.43 x 2.60m)

## LANDING

## BEDROOM ONE

15'9" x 9'6" (4.81 x 2.92m)

## BEDROOM TWO

13'1" x 9'3" (3.99 x 2.82m)

## BATHROOM

7'8" x 5'4" (2.36 x 1.65m)

## LOFT ROOM

## GARDENS & DRIVE



Road Map



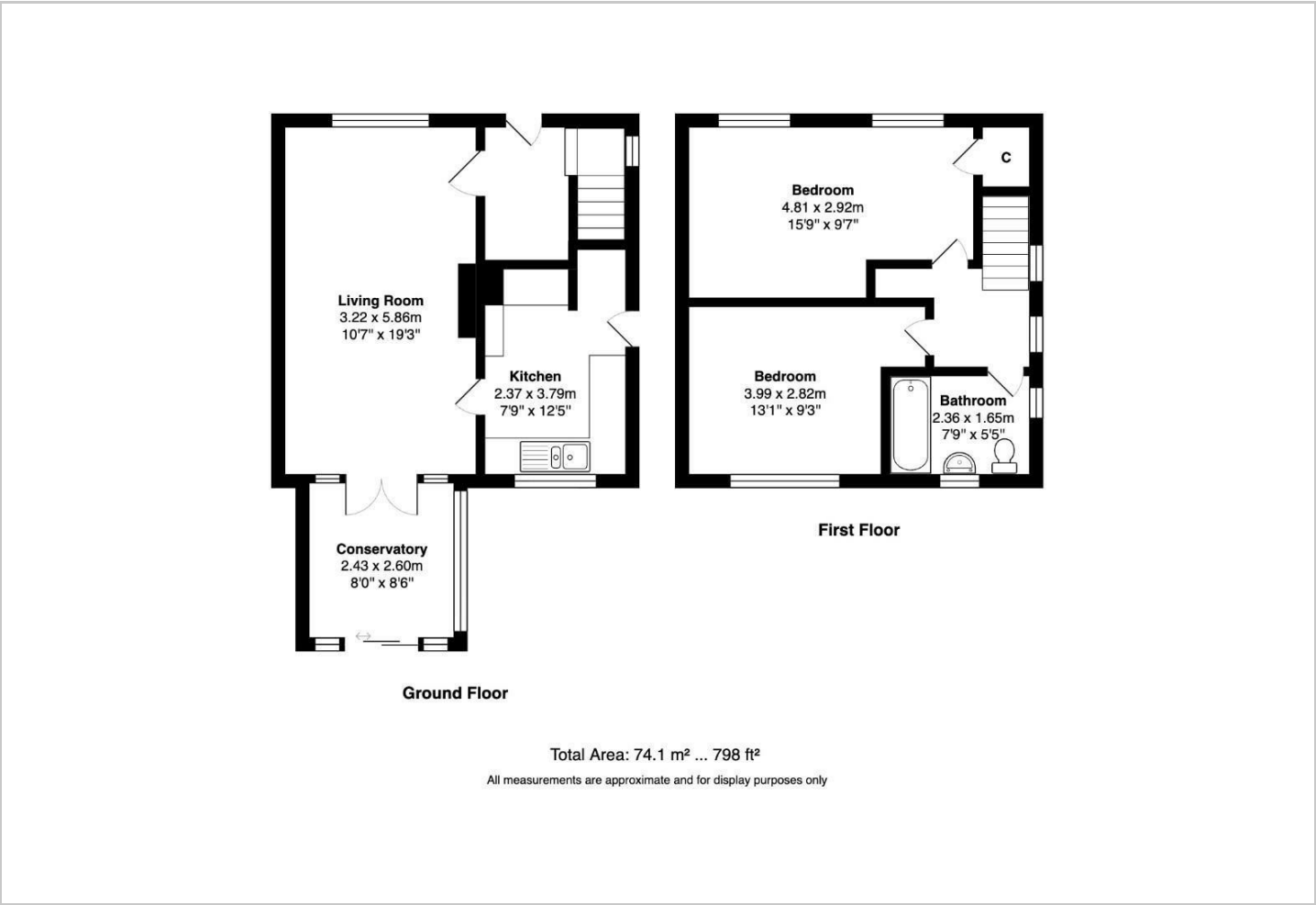
Hybrid Map



Terrain Map



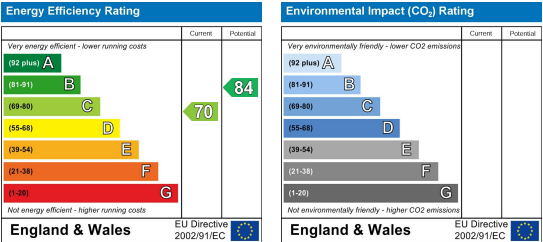
Floor Plan



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.