

HUNTERS®

HERE TO GET *you* THERE



Henconner Lane

Bramley, Leeds, LS13 4LD

£140,000



Council Tax: B



8 The Elms Henconner Lane

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£140,000



- Ground floor apartment
- Two spacious double bedrooms
- Main bedroom with en-suite
- Generous open-plan reception room
- LED lighting in most rooms
- Electric heating system
- Intercom entrance phone
- Allocated car parking space
- Excellent transport links
- No chain is involved

This two-bedroom ground floor apartment, ideal for first-time buyers or investors, features spacious double bedrooms with ample storage, two full bathrooms, an open-plan reception room, electric heating, and an allocated parking space, all set in a well-connected location with communal gardens, and it is available with no chain.

Introducing this well-presented apartment, now offered for sale in good condition. This property is ideally suited for first-time buyers, investors, or singles/couples seeking a well-located and comfortable living space.

The apartment boasts TWO spacious double bedrooms, each offering ample storage options. The main bedroom benefits from an EN-SUITE bathroom, complete with a heated towel rail, a separate shower cubicle, and LED lighting. Additionally, the bedroom has built-in wardrobes providing abundant storage space. The second bedroom also accommodates a double bed and has a fitted cupboard.

This property features a well-sized open plan RECEPTION room with kitchen, adorned with LED lighting, offering an open-plan layout that can accommodate dining and lounge furniture. The room is complemented by having ample kitchen units and drawers, providing plenty of storage space. Included are essential oven and hob appliances, as well as a washer and fridge freezer.

The property features two full bathrooms. The primary bathroom comes with a white suite and a mains shower over the bath, with the added convenience of an electric shaver point.

Unique features of this apartment include electric heating, an intercom entrance phone, and a car park allocation. Moreover, no chain is involved in the purchase of this property.

The apartment is nestled in a location offering excellent public transport links, easy access to local amenities, walking and cycling routes, and commuting links to Leeds. In addition, it benefits from well-maintained communal gardens and a well-manged allocated car parking space.

The popular area of Bramley centres around Bramley Town Street and the excellent shopping centre which has a good variety of shops and public facilities, public houses, the park and Bramley swimming baths. Bramley is also well located for commuting to Leeds and Bradford and the motorway network via train and road links. There are also frequent bus services from Bramley to neighbouring areas accessing pleasant walks to the canal and nature reserve at Rodley.

Tel: 0113 257 6198

ENTRANCE HALL

RECEPTION ROOM/KITCHEN

18'4" x 15'2" (5.60 x 4.63)

BEDROOM ONE

13'5" x 10'5" (4.11 x 3.19)

EN-SUITE SHOWER-ROOM

6'8" x 5'1" (2.04 x 1.56)

BEDROOM TWO

13'5" x 9'11" (4.11 x 3.03)

BATHROOM

6'9" x 5'6" (2.08 x 1.69)



Road Map



Hybrid Map



Terrain Map



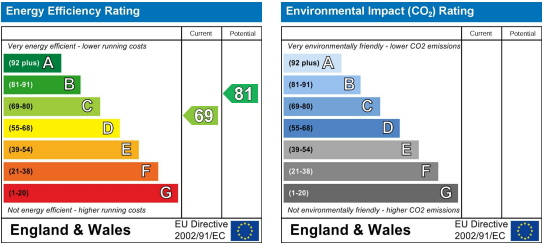
Floor Plan



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.