HUNTERS®

HERE TO GET *you* THERE



Back Lane

Bramley, LS13 4BN

£210,000

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Council Tax: A





6 Back Lane

Bramley, LS13 4BN

£210,000







- BEAUTIFULLY PRESENTED STONE TERRACE
- PERFECT FOR FIRST TIME BUYERS!
- CHARMING INGLENOOK-STYLE FIREPLACE
- USEFUL PANTRY & BUILT-IN STORAGE
- DELIGHTFUL SOUTHERLY FACING REAR GARDEN
- TWO GENEROUS DOUBLE BEDROOMS
- DECEPTIVELY SPACIOUS THROUGHOUT
- MODERN CREAM KITCHEN WITH DINING SPACE
- BRIGHT & AIRY ACCOMMODATION
- VIEWING HIGHLY RECOMMENDED!

Upon entering, you are welcomed by a useful entrance vestibule, providing the perfect spot for coats and shoes before stepping into the beautifully presented and spacious living room. Flooded with natural light from two windows, this inviting space has a warm and homely feel, with a charming inglenook-style fireplace and timber mantel creating a lovely focal point – the perfect setting for cosy winter evenings relaxing at home.

The modern kitchen is equally appealing, fitted with an attractive range of cream-style units complemented by wood-effect worktops, offering excellent storage and preparation space. There is ample room for a breakfast table, making this a lovely spot to enjoy your morning coffee or everyday dining. Additional pantry storage adds to the practicality of the space, whilst a rear door provides direct access to the delightful garden.

Heading upstairs, the first floor continues to impress with two generously proportioned double bedrooms, both enjoying plenty of natural light through two windows, creating wonderfully bright and airy spaces. The front bedroom also benefits from a useful built-in storage cupboard, currently utilised as a wardrobe.

Completing the accommodation is the well-appointed house bathroom, fitted with a white three-piece suite comprising a bath with shower over, WC and wash basin set within a vanity unit, along with a heated towel rail.

Outside, the delightful southerly facing rear garden is another fantastic feature of this lovely home! Offering a combination of paved patio and lawn, this fully enclosed space enjoys fence and wall boundaries, providing a lovely setting for outdoor dining, summer barbecues or simply relaxing in the sunshine. Designed for relatively low-maintenance enjoyment, it is a wonderful extension of the living accommodation during the warmer months.

Beautifully presented, full of character and surprisingly spacious, this is a home that really must be viewed to be fully appreciated! Whether you are buying your first home, looking to downsize or searching for an appealing investment opportunity, Back Lane offers so much to love. Arrange your viewing today and see for yourself why this could be the perfect place to call your own!

DINING KITCHEN
16'4" x 7'11" (4.99m x 2.43m)

LIVING ROOM
13'11" x 13'3" (4.26m x 4.06m)

BEDROOM ONE
13'9" x 10'11" (4.20m x 3.33m)

BEDROOM TWO
11'3" x 10'8" (3.44m x 3.27m)

BATHROOM
8'0" x 5'2" (2.44m x 1.60m)









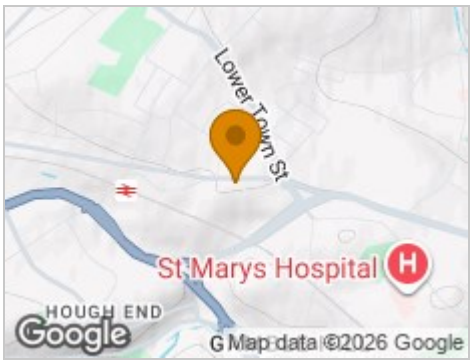
Road Map



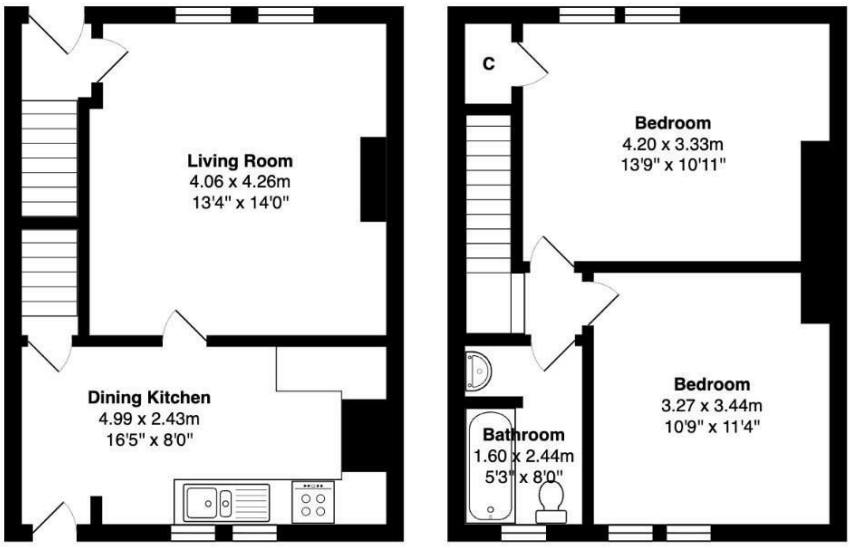
Hybrid Map



Terrain Map



Floor Plan



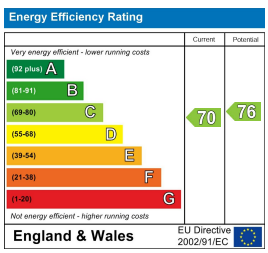
Total Area: 68.4 m² ... 737 ft²

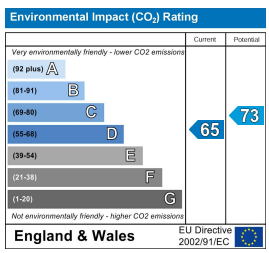
All measurements are approximate and for display purposes only

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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