

HUNTERS®

HERE TO GET *you* THERE



Wellstone Green

Bramley, Leeds, LS13 4EA

Offers Over £170,000



Council Tax: A



14 Wellstone Green

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Offers Over £170,000



- CHAIN-FREE SALE!
- Charming three bedroom semi
- Blank canvas for personalisation
- Well-proportioned room sizes
- Scope to extend subject to planning permission
- Outbuilding used as a gym/home office
- Block-paved front yard
- Functional kitchen and bathroom
- Nearby local amenities and transport links
- Ideal for property developers and FTBs

Welcome to this charming SEMI-DETACHED house, ideal for families, investors, or property developers eager to put their own stamp on a fantastic BLANK CANVAS! Nestled in a quiet CUL-DE-SAC with no through traffic, this home boasts an unrivalled sense of peace and privacy while keeping you close to local amenities, nearby schools, and the handy Bramley train station.

Stepping inside, you're greeted by a neutrally decorated and spacious layout, perfect for creating your own vision. The large through LIVING ROOM features plush carpets and a characterful feature fireplace, with ample space to accommodate the whole family—ideal for cosy nights in or entertaining friends.

Toward the rear, a functional KITCHEN DINER offers plenty of storage and room for potential EXTENSION (SSTP), plus a lovely outlook over the private rear garden. The grassy garden is a delight for relaxation or play, complete with a patio for alfresco dining and an OUTBUILDING, currently used as a fully powered and lit home gym—perfect for fitness enthusiasts or those needing extra workspace.

Upstairs, the main bedroom is a generous double, boasting BUILT-IN STORAGE and serene garden views. The second bedroom is well-proportioned, with front window outlook and beautiful light—just waiting for your personal touch. Bedroom three, a large single, is perfect as a versatile nursery, guest room, or inspiring HOME OFFICE with handy over stair storage.

The bright, dual-aspect BATHROOM is accessible and well-appointed with tiled finishes, offering flexibility to tailor to your own style.

Council tax band A and outstanding SCOPE FOR PERSONALISATION make this home a standout opportunity. Arrange your viewing today and don't miss out on this investment opportunity!

Tel: 0113 257 6198

ENTRANCE HALL

DINING KITCHEN

11'6" x 14'5" (3.53 x 4.40m)

LIVING ROOM

10'11" x 19'11" (3.35 x 6.09m)

LANDING

BEDROOM ONE

14'8" x 12'0" (4.49 x 3.66m)

BEDROOM TWO

14'8" x 11'0" (4.49 x 3.36m)

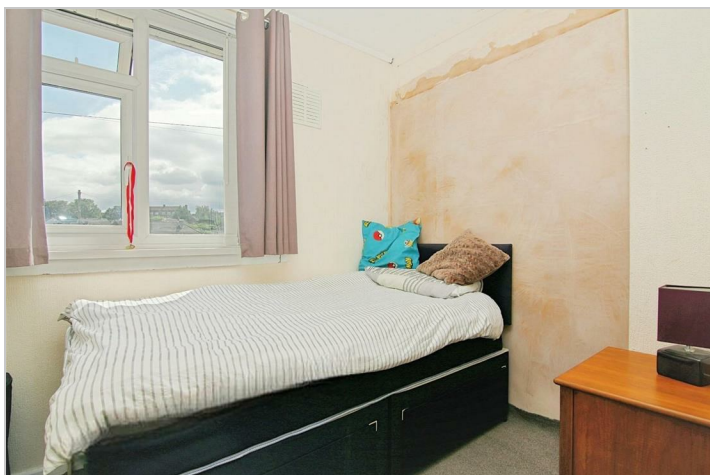
BEDROOM THREE

8'5" x 8'2" (2.57 x 2.50m)

OUTBUILDING / GYM

11'3" x 15'5" (3.45 x 4.72m)

GARDENS



Road Map



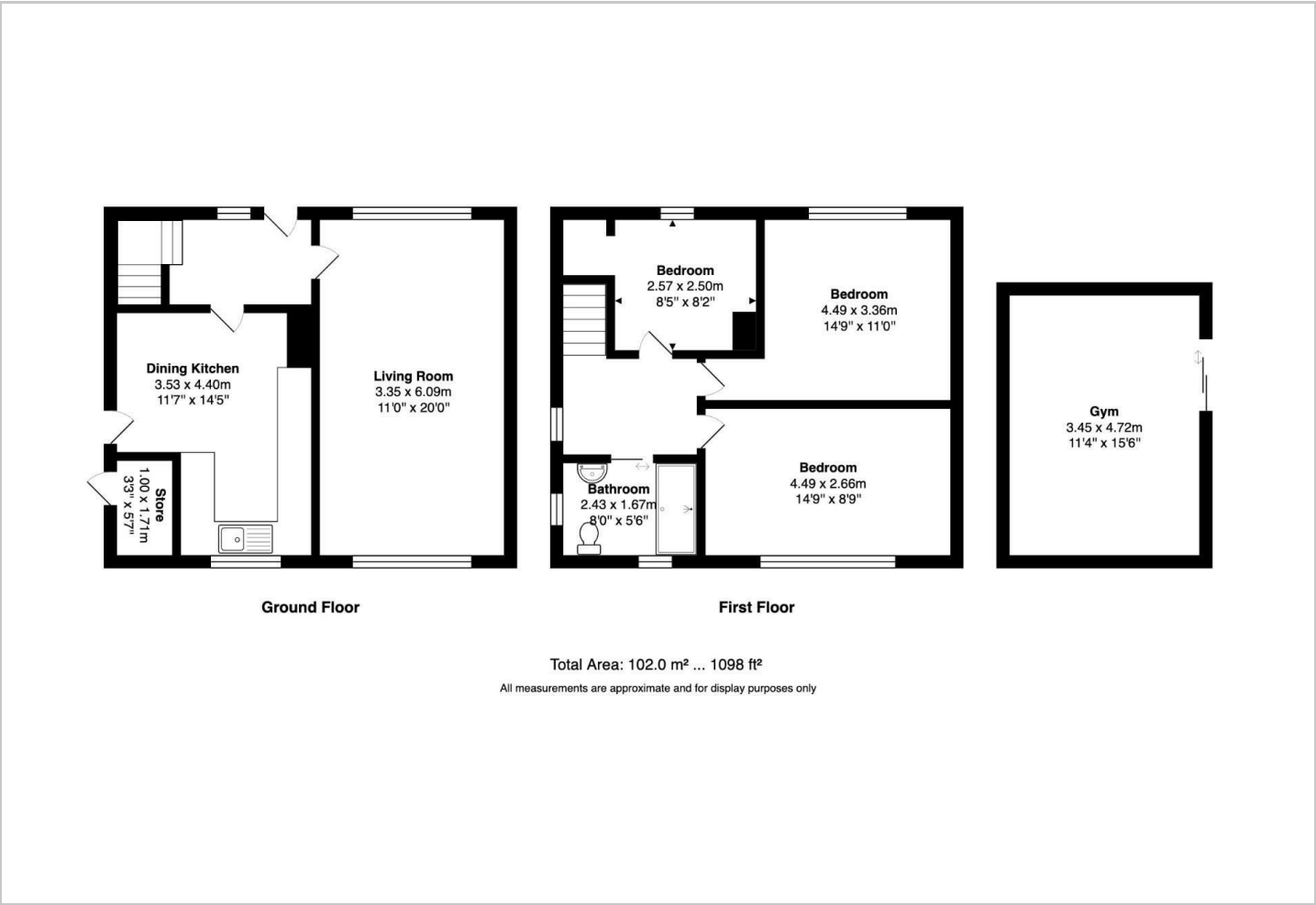
Hybrid Map



Terrain Map



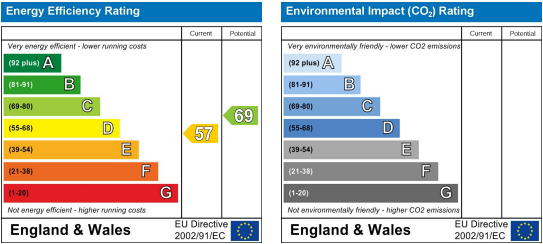
Floor Plan



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.