

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Valley Rise

Leeds, LS13 1HA

£285,000



Council Tax: B



# 22 Valley Rise

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£285,000



- TWO BEDROOM SEMI DETACHED
- BEAUTIFULLY PRESENTED - MOVE IN READY
- QUIET CUL DE SAC LOCATION
- CLOSE TO BRAMLEY FALL PARK AND CANAL WALKS
- OFF STREET PARKING & GARAGE
- LARGE REAR GARDEN AND DECKING AREA
- CONSERVATORY

The location is equally impressive. Bramley is a highly sought-after residential area offering a wealth of local amenities including supermarkets, independent shops, cafés, schools, leisure facilities, and excellent transport links into Leeds City Centre and beyond. Nature lovers will appreciate being just a stone's throw from the stunning Bramley Fall Park, with its picturesque woodland walks, open green spaces, and access to the Leeds & Liverpool Canal towpath, providing miles of scenic walks, cycling routes, and waterside adventures right on your doorstep.

Stepping inside, is a welcoming entrance hallway which sets the tone for the accommodation beyond. The delightful living room is a warm and cosy retreat, featuring a beautiful bay window that floods the room with natural light. A charming log burner takes centre stage, complete with a rustic beam mantel above, creating the perfect setting for relaxing evenings and cosy nights in during the colder months.

To the rear of the property is a modern and well-appointed kitchen/dining room, thoughtfully designed with a range of wall and base units, generous work surface space, and practical pantry storage. The kitchen enjoys lovely views over the rear garden, making it a wonderful space for everyday family life and entertaining guests alike.

Flowing seamlessly from the kitchen is the conservatory, a versatile additional reception space that can easily adapt to suit your lifestyle. Whether utilised as a home office, playroom, reading room, hobby space, or additional lounge area, this bright and airy room enjoys wonderful garden views and direct access to the expansive decking area beyond.

The layout of the kitchen, conservatory, and outdoor entertaining space works exceptionally well, creating a superb sense of flow and connectivity. While the open arrangement lends itself perfectly to modern living, entertaining, family gatherings, and summer barbecues. It is easy to imagine friends and family moving effortlessly between indoors and outdoors, making the most of this sociable and welcoming environment.

The first floor offers two generously proportioned double bedrooms. The principal bedroom is spacious with extra space that could be utilised as a dressing area, vanity space, home workspace, or fitted wardrobe area depending on your needs. The second double bedroom also provides excellent accommodation with ample room for furnishings.

Completing the first floor is a contemporary house bathroom, beautifully finished and comprising a bath with shower over, stylish vanity wash basin, WC, and heated towel rail.

To the front has a driveway providing off-street parking and leading to the garage. A low-maintenance front garden with established hedge boundaries creates an attractive approach while offering a good degree of privacy. The garage itself provides useful storage, with the added benefit of further storage space located beneath and accessed from the rear garden.

Externally, the property continues to impress as the rear garden is undoubtedly one of the property's standout features and a true rarity to find. Offering an expansive lawned area bordered by mature hedges and trees, it provides an incredible sense of privacy, peace, and seclusion. The possibilities are endless, whether you dream of creating a children's play area, cultivating a productive allotment-style vegetable patch, establishing a wildlife haven, or simply enjoying a vast open garden space, this remarkable plot offers the freedom to create the lifestyle you desire.

Wildlife visitors are frequent guests, enhancing the tranquil atmosphere and making the garden feel like a private sanctuary away from the hustle and bustle of everyday life.

A substantial raised decking area with balustrading provides the perfect vantage point from which to admire the garden. With ample space for outdoor furniture, dining, and entertaining, it is an idyllic setting for summer evenings, morning coffee, or simply relaxing and unwinding in peaceful surroundings. This truly is your own private oasis.

Beautifully maintained throughout, offering spacious accommodation, a fantastic layout, and a spectacular garden, this exceptional home is ready for its next owners to simply move in and enjoy. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer. Book your viewing today – you will not be disappointed.

Tel: 0113 257 6198

## DINING KITCHEN

15'1" x 8'9" (4.60m x 2.69m)

## LIVING ROOM

11'9" x 10'8" (3.60m x 3.26m)

## CONSERVATORY

13'4" x 8'6" (4.07m x 2.61m)

## BEDROOM ONE

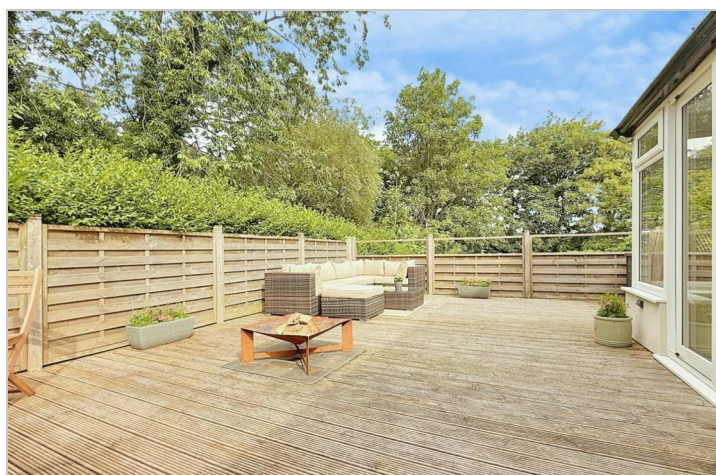
15'1" x 10'8" (4.60m x 3.27m)

## BEDROOM TWO

9'0" x 8'11" (2.76m x 2.72m)

## BATHROOM

5'10" x 5'8" (1.79m x 1.73m)



## Road Map



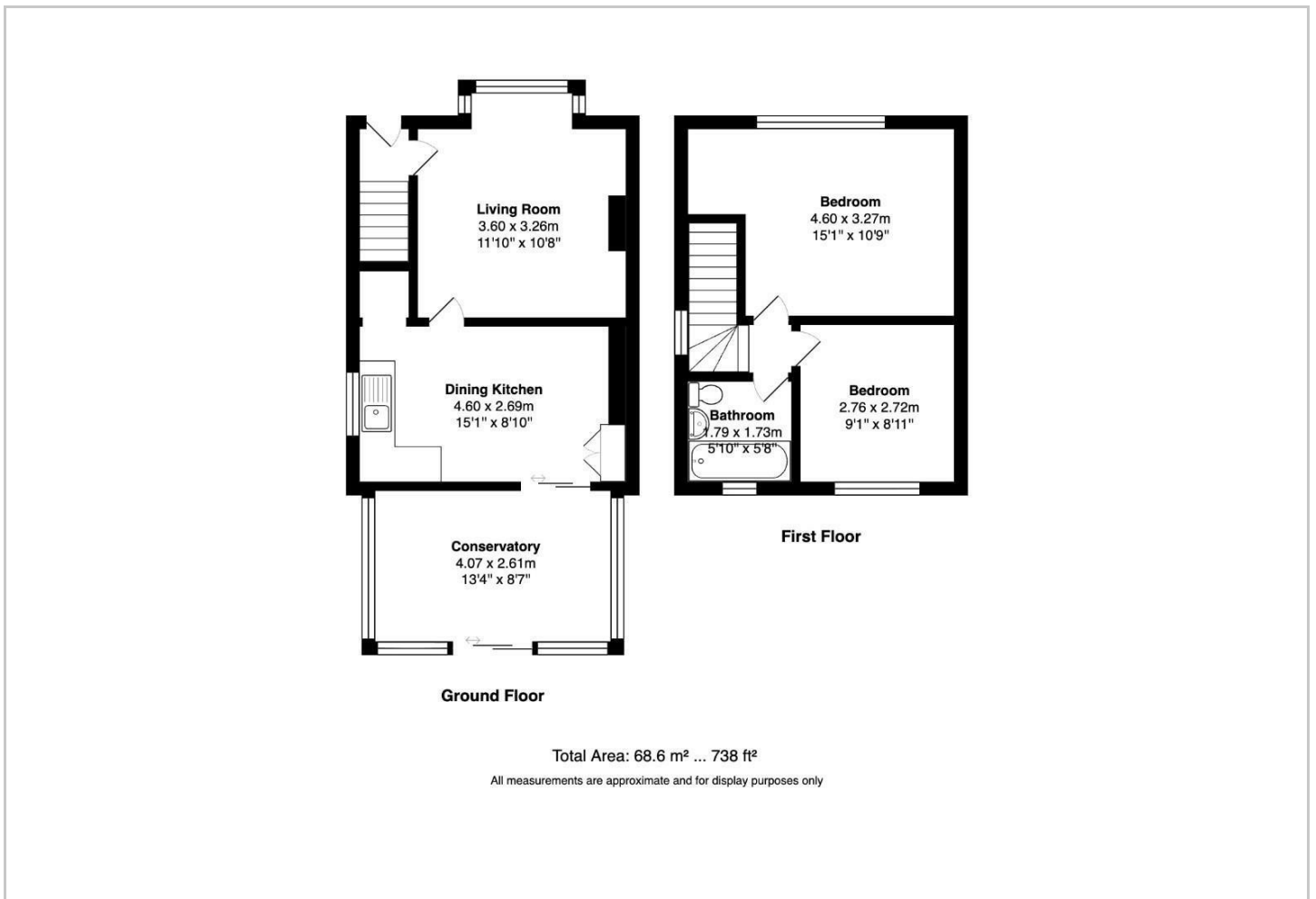
## Hybrid Map



## Terrain Map



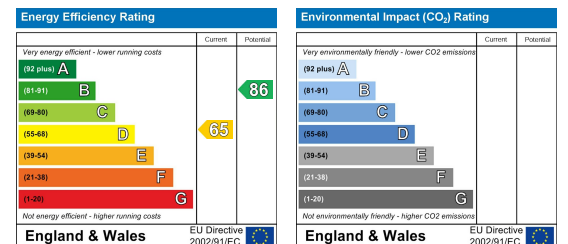
## Floor Plan



## 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.