

# HUNTERS®

HERE TO GET *you* THERE



## Town End Court, South End Grove

Bramley, Leeds, LS13 2AX

£125,000



Council Tax: A





# 3 Town End Court, South End Grove

Bramley, Leeds, LS13 2AX

£125,000



- Ground floor flat
- Two generous bedrooms
- Open-plan kitchen and living
- Modern bathroom with shower
- Integrated kitchen appliances
- Patio doors to outdoor space
- All-electric heating system
- Allocated parking space
- Close to public transport
- No chain is involved

This two-bedroom ground floor flat, in a highly sought-after location, features a spacious open-plan kitchen and reception room with garden access, a modern bathroom, and is ideal for first-time buyers and investors, offering convenient living with no chain involved and close proximity to public transport and amenities.

Presenting a superb two-bedroom ground floor flat, listed for sale, in a highly sought-after location. This property is in good condition, ready to welcome its new owners with no chain involved.

The flat features a total of two bedrooms, one bathroom, one kitchen, and a reception room. The first bedroom is a generously-sized double with carpet flooring and comes with a bed and wardrobe included. The second bedroom, although smaller, offers ample space for a comfortable single room.

The bathroom is modern and well-maintained, featuring a fresh white suite with a shower over the bath, a heated towel rail, and an extractor fan, ensuring a comfortable and refreshing experience.

The kitchen and reception room are open-plan providing a spacious living area. The kitchen comes with a range of integrated appliances including a fridge freezer, washer, and dishwasher. It also boasts a built-in oven, under unit lighting, tiled splashbacks, and ample storage units/drawers. The breakfast bar/worktop provides a convenient dining space while the open layout enhances the flow of light and space.

The reception room benefits from direct access to a garden and has doors leading to the patio, providing a delightful outdoor space for relaxation and socialising. Please note that the patio is not allocated.

These flat stands unique with an all-electric heating system, a parking allocation, and additional visitor parking.

With close proximity to public transport links, local amenities, walking and cycling routes, this property is ideal for first-time buyers and investors alike. Experience a comfortable and convenient lifestyle in this splendid flat.

Tel: 0113 257 6198

## HALLWAY

## LIVING ROOM AREA

11'3" x 10'2" (3.45 x 3.12)

## KITCHEN AREA

10'2" x 7'6" (3.12 x 2.30)

## BEDROOM ONE

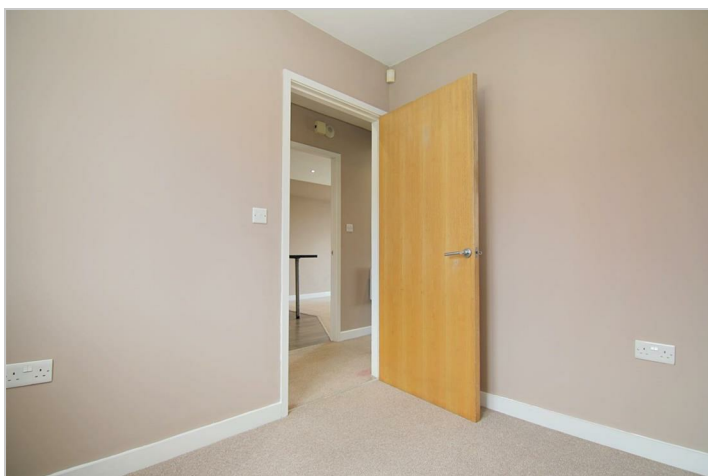
10'9" x 8'8" (3.28 x 2.65)

## BEDROOM TWO

7'4" x 7'2" (2.25 x 2.20)

## BATHROOM

7'2" x 5'10" (2.20 x 1.80)



Road Map



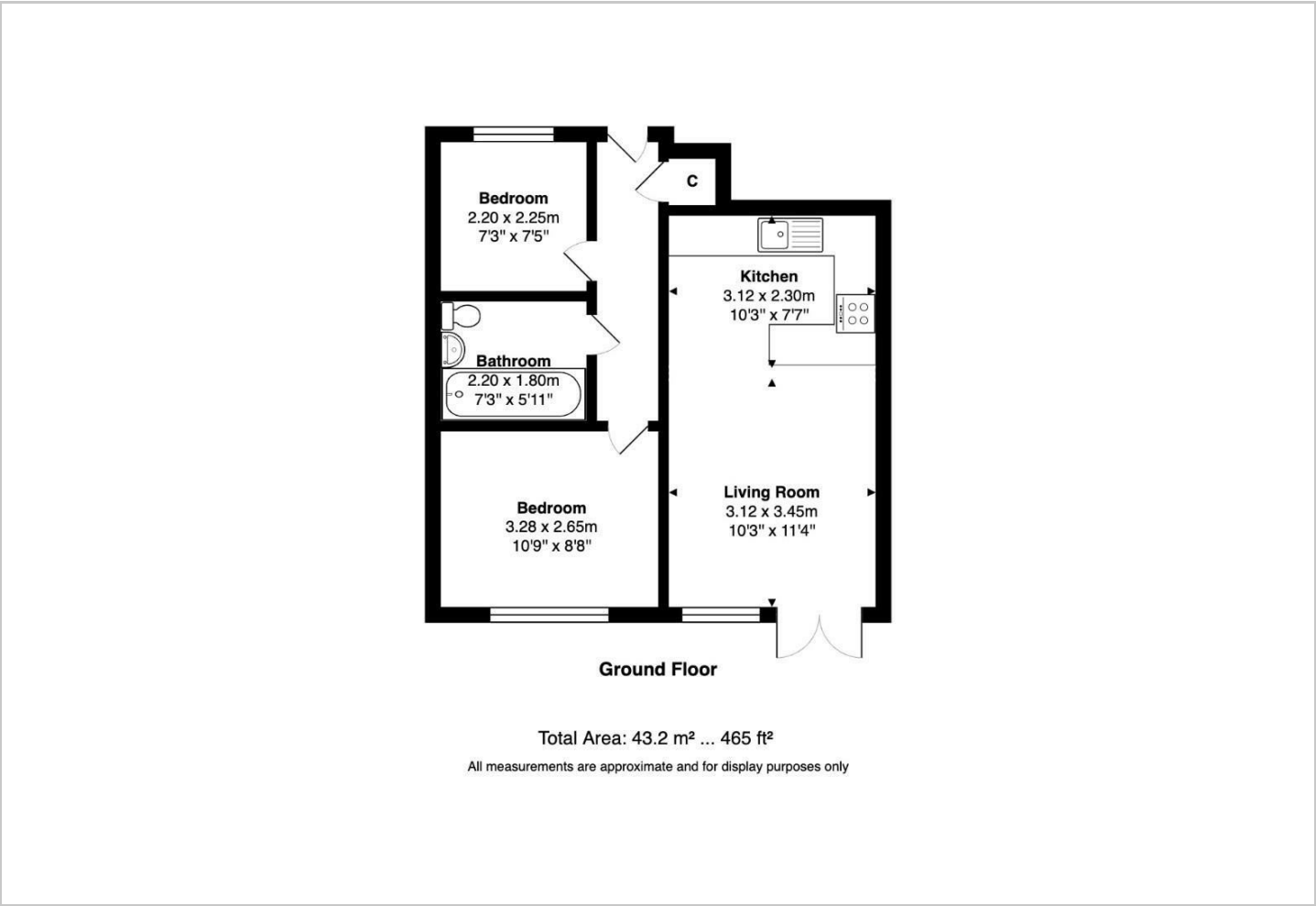
Hybrid Map



Terrain Map



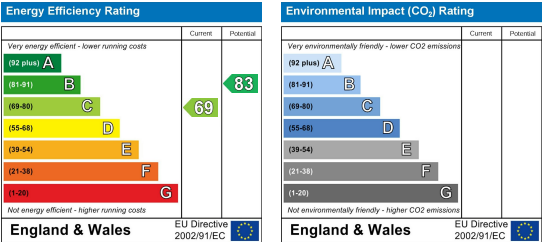
Floor Plan



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.