HUNTERS®

HERE TO GET *you* THERE

613 Stanningley Road

Bramley, Leeds, LS13 4FA

Offers In The Region Of £130,000

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Council Tax: B

Flat 17 613 Stanningley Road

Bramley, Leeds, LS13 4FA

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- Open-plan kitchen and living space
- Juliet balcony with natural light
- Two double bedrooms
- Main bedroom with en-suite
- Separate family bathroom
- Allocated parking
- Good condition, ready to move in
- Close to shops and supermarkets
- Excellent bus and rail connections
- Nearby parks and green spaces

This well-presented two-bedroom apartment offers a fantastic opportunity for first-time buyers or investors looking for a stylish and conveniently located home in the popular Stanningley area.

The heart of the property is the bright and welcoming open-plan KITCHEN and LIVING space, creating a sociable setting for relaxing, dining and entertaining. The KITCHEN is fitted with an integrated oven and hob, along with space for additional appliances, while the Juliet balcony allows plenty of natural light to flow into the room and adds an attractive outlook.

There are two generously sized DOUBLE BEDROOMS, with the principal bedroom enjoying the added benefit of its own EN-SUITE shower room, completed with a walk-in shower, wash basin and WC. A separate MAIN BATHROOM provides a bath, wash basin and WC, making the layout ideal for guests, sharers or busy everyday life.

The property also benefits from PARKING, adding further convenience.

Perfectly positioned along Stanningley Road, the apartment is well placed for a wide range of local shops, supermarkets and everyday amenities in Bramley and Stanningley. Leeds city centre is also easily accessible, offering an excellent selection of shops, restaurants, bars and leisure facilities.

For those who enjoy spending time outdoors, there are a number of nearby parks, green spaces and recreational areas, providing plenty of opportunities for walking, cycling and relaxing.

Excellent public transport links are another real advantage, with regular bus services running along Stanningley Road and Bramley and New Pudsey railway stations both within easy reach, connecting the area with Leeds, Bradford and surrounding locations.

A bright, spacious and conveniently located apartment that is ready to move into and enjoy.

Tel: 0113 257 6198

LOUNGE/KITCHEN
22'0" x 9'7" (6.72m x 2.93m)

HALLWAY
11'7" x 5'0" (3.54m x 1.54m)

BEDROOM ONE
12'3" x 10'4" (3.75m x 3.17m)

EN-SUITE
7'3" x 4'9" (2.21m x 1.45m)

BEDROOM TWO
12'3" x 8'5" (3.75m x 2.58m)

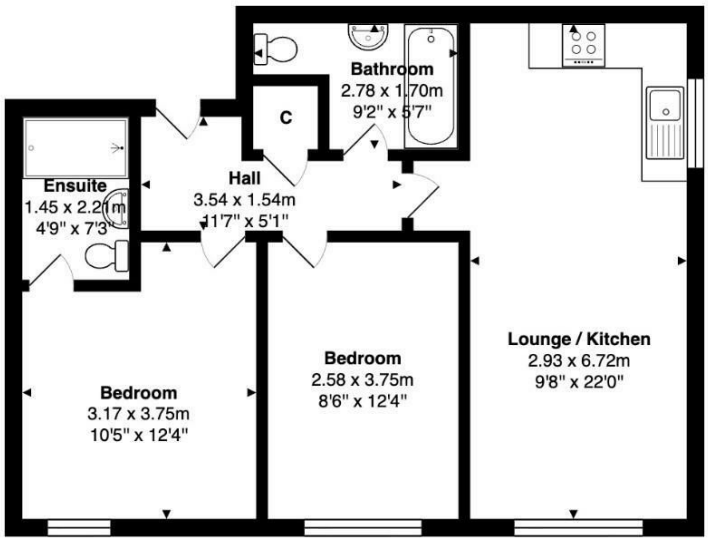
BATHROOM
9'1" x 5'6" (2.78m x 1.70m)

Road Map

Hybrid Map

Terrain Map

Floor Plan



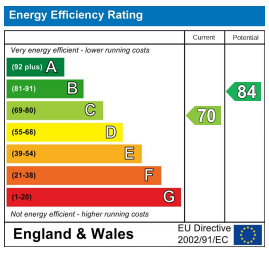
Total Area: 56.6 m² ... 609 ft²

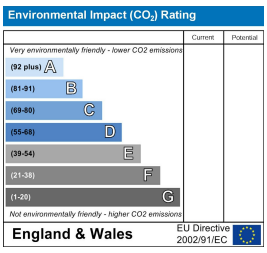
All measurements are approximate and for display purposes only

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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