

HUNTERS[®]

HERE TO GET *you* THERE



Rossefield Approach

Leeds, LS13 3RG

£185,000



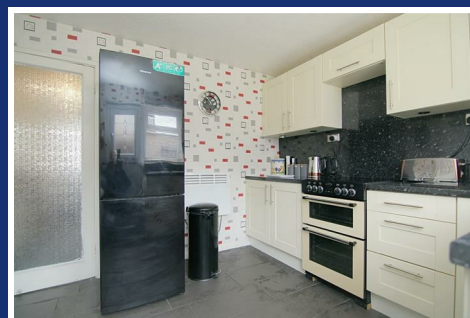
Council Tax: A



8 Rossefield Approach

Leeds, LS13 3RG

£185,000



- Ready to move into home
- Three genuine double bedrooms with fitted storage
- Spacious through lounge and dining area
- Downstairs W/C for added practicality
- Charming kitchen with shaker-style units
- Private enclosed rear garden with patio and lawn
- Flagged front area currently used by the vendors for parking
- Alarm system and CCTV installed
- Council tax band: A

Offered for sale in the popular Bramley area of Leeds, this well-presented three-bedroom terraced home offers spacious, ready-to-move-into accommodation ideal for families and first-time buyers alike. Boasting three double bedrooms, all with fitted storage, a through reception room, downstairs W/C, a paved front area currently used by the vendors for parking, and a private rear garden, internal viewing is highly recommended.

The accommodation briefly comprises a spacious through lounge and dining area with dual-aspect windows allowing plenty of natural light, inviting décor and a decorative exposed stone fireplace creating a versatile living space. The kitchen is fitted with shaker-style cream units, slate flooring and space for appliances, with direct access out to the rear garden. A downstairs W/C adds further practicality for modern family living. The property also benefits from an alarm system and CCTV. The property is currently fully electric, with the existing system having served the current vendors' needs well to date. There is also a gas connection located externally through a government scheme, offering future buyers the option to explore conversion if desired.

To the first floor are three genuine double bedrooms, all benefitting from fitted storage. The front bedroom offers fitted wardrobes, whilst the principal bedroom overlooks the rear garden and also benefits from fitted wardrobes. The third bedroom is another well-proportioned double with fitted storage and rear aspect. Completing the first floor is a modern tiled house bathroom featuring bath with shower over, heated towel rail, built-in storage and frosted window.

Externally, the property enjoys a lawned front garden alongside a paved front area currently used by the vendors for parking. Prospective buyers should note that there is currently no dropped kerb in place, and buyers are advised to make their own enquiries with the local authority regarding any required permissions or future use.

Situated within easy reach of local amenities, schools, parks and transport links, Bramley railway station is nearby offering convenient access into Leeds city centre. Ring road connections also provide straightforward access towards Pudsey, Horsforth, Bradford and the wider motorway network.

Council Tax Band A.

Tel: 0113 257 6198

KITCHEN

10'8" x 9'10" (3.26m x 3.00m)

LIVING ROOM

21'11" x 11'0" (6.70m x 3.37m)

WC

5'8" x 5'6" (1.75m x 1.70m)

BEDROOM ONE

12'10" x 11'0" (3.93m x 3.36m)

BEDROOM TWO

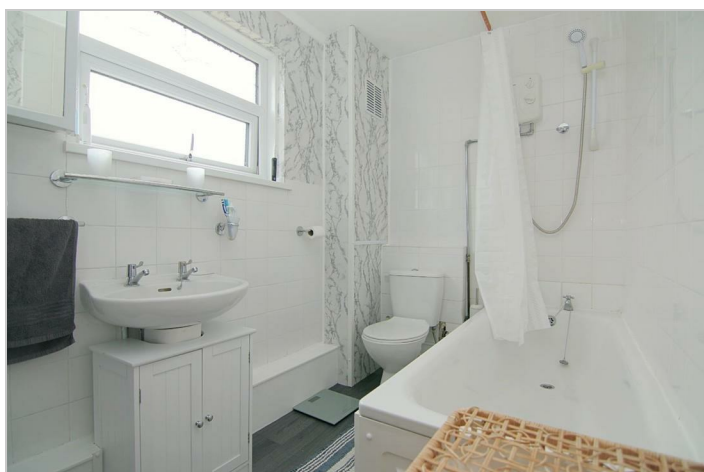
10'8" x 9'10" (3.27m x 3.00m)

BEDROOM THREE

11'0" x 8'8" (3.36m x 2.65m)

BATHROOM

10'7" x 5'7" (3.25m x 1.71m)



Road Map



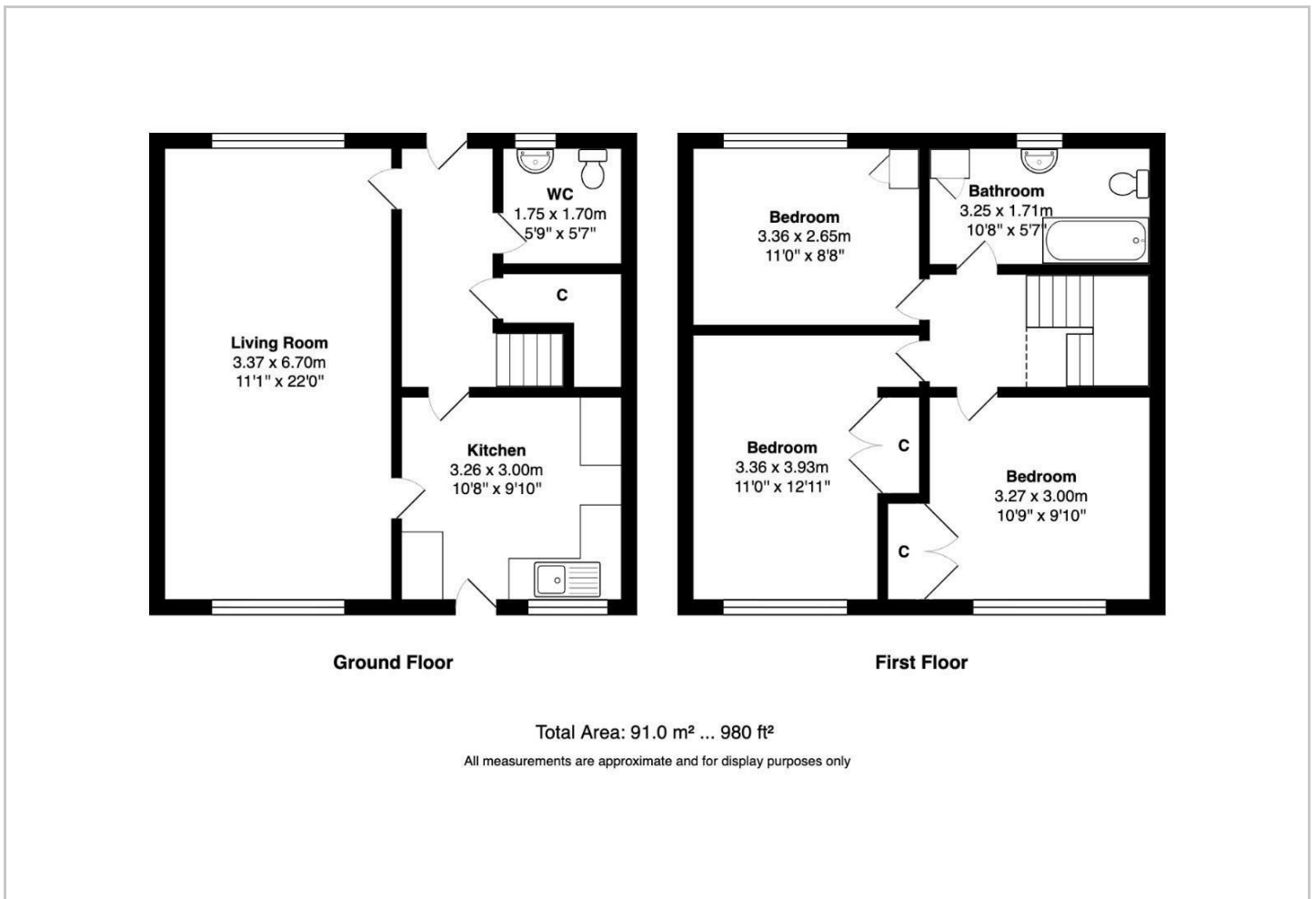
Hybrid Map



Terrain Map



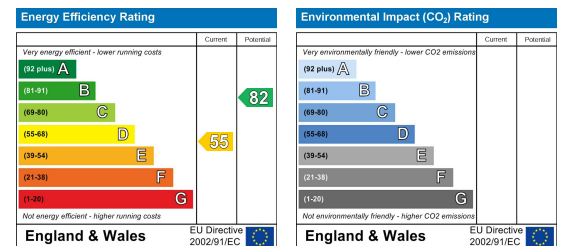
Floor Plan



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.