

HUNTERS®

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Broad Lane

Bramley, LS13 3BU

Guide Price £290,000



299 Broad Lane

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- Two/three bedroom detached bungalow
- Attention downsizers
- Well presented throughout
- Conservatory
- Fully boarded loft space
- Driveway and integral garage
- Gardens to front and back
- Close to local amenities and transport links

A rare opportunity to purchase this delightful TWO/THREE BEDROOM DETACHED BUNGALOW which is conveniently located on Broad Lane, close to an excellent range of local amenities and transport links. Featuring spacious and flexible accommodation throughout, including a generous MAIN BEDROOM which could be converted back to create THREE bedrooms, a CONSERVATORY and externally an integral GARAGE, DRIVEWAY and enclosed GARDENS. Sure to appeal to a range of buyers in particular DOWNSIZERS, early viewing is recommended.

Having both GAS CENTRAL HEATING and self cleaning PVC TRIPLE GLAZING throughout, the property briefly comprises: ENTRANCE HALLWAY with a useful STORE ROOM and access via a pull down ladder to a full boarded LOFT SPACE (22ft x 7ft) with light and power, perfect for storage. The LIVING/DINING ROOM is a wonderful size, which has a dual aspect, bow window, electric fire with surround and hearth and access to a CONSERVATORY at the rear, which is a great additional living space with a door leading to the garden. The KITCHEN has a good range of wall and base units with an integrated extractor hood and space for all appliances. A door leads to the conservatory.

BEDROOM ONE, is a superb double sized room and opens to a DRESSING AREA, which has a fantastic range of fitted wardrobes. (This room could easily be converted back to a separate bedroom). BEDROOM TWO, also a double room and has fitted wardrobes with ample space for a double bed and additional furniture. The SHOWER ROOM features a modern three piece suite with shower cubicle and overhead mains powered shower, vanity style sink unit, part tiled and part panelled walls.

Outside, the property is fully enclosed and benefits from being very low maintenance. To the front, there is a DRIVEWAY allowing OFF STREET PARKING for two/three vehicles and access to a single GARAGE with up and over door, light and power. To the rear, the garden is mainly paved and enjoys a great degree of privacy, the perfect place to sit and relax. In addition, there is a BBQ area, shed for storage, access to both sides of the property and access to the garage.

The location of the property is convenient to access Bramley park, and Bramley shopping centre which offers a selection of amenities, including shops and cafes. The commuting links via Broad lane and Bramley town street are ideal for commuting to Leeds. Bramley railway station is located 1 mile from the address.

Tel: 0113 257 6198

KITCHEN

12'3" x 10'2" (3.73 x 3.10)

LIVING/DINING ROOM

24'7" x 11'5" (7.49 x 3.48)

CONSERVATORY

12'1" x 9'1" (3.68 x 2.77)

BEDROOM ONE

21'5" x 8'8" (6.53 x 2.64)

BEDROOM TWO

12'3" x 8'10" (3.73 x 2.69)

STORAGE ROOM

4'11" x 4'4" (1.50 x 1.32)

SHOWER ROOM

7'10" x 7'6" (2.39 x 2.29)

REAR GARDEN

REAR ELEVATION

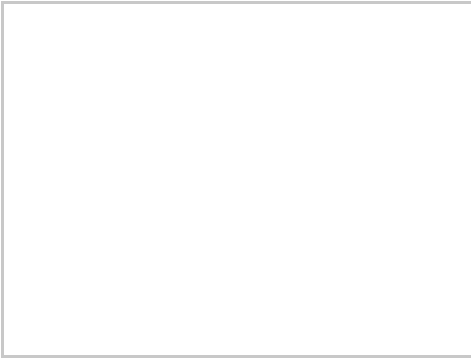
DRIVEWAY/GARAGE

17'7" x 9'6" (5.36 x 2.90)

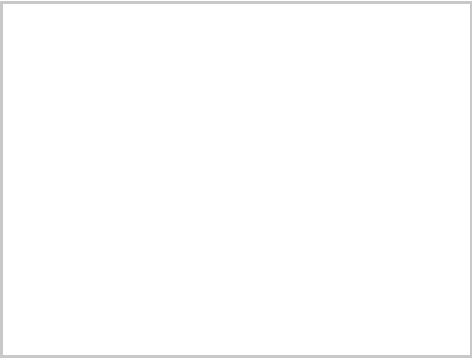
EXTERNAL



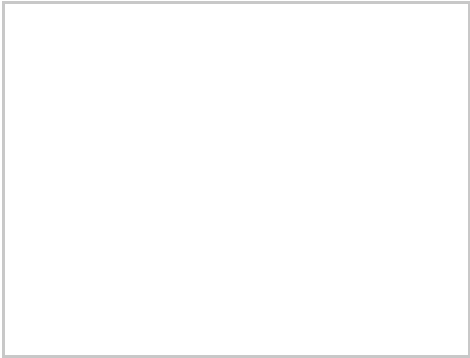
Road Map



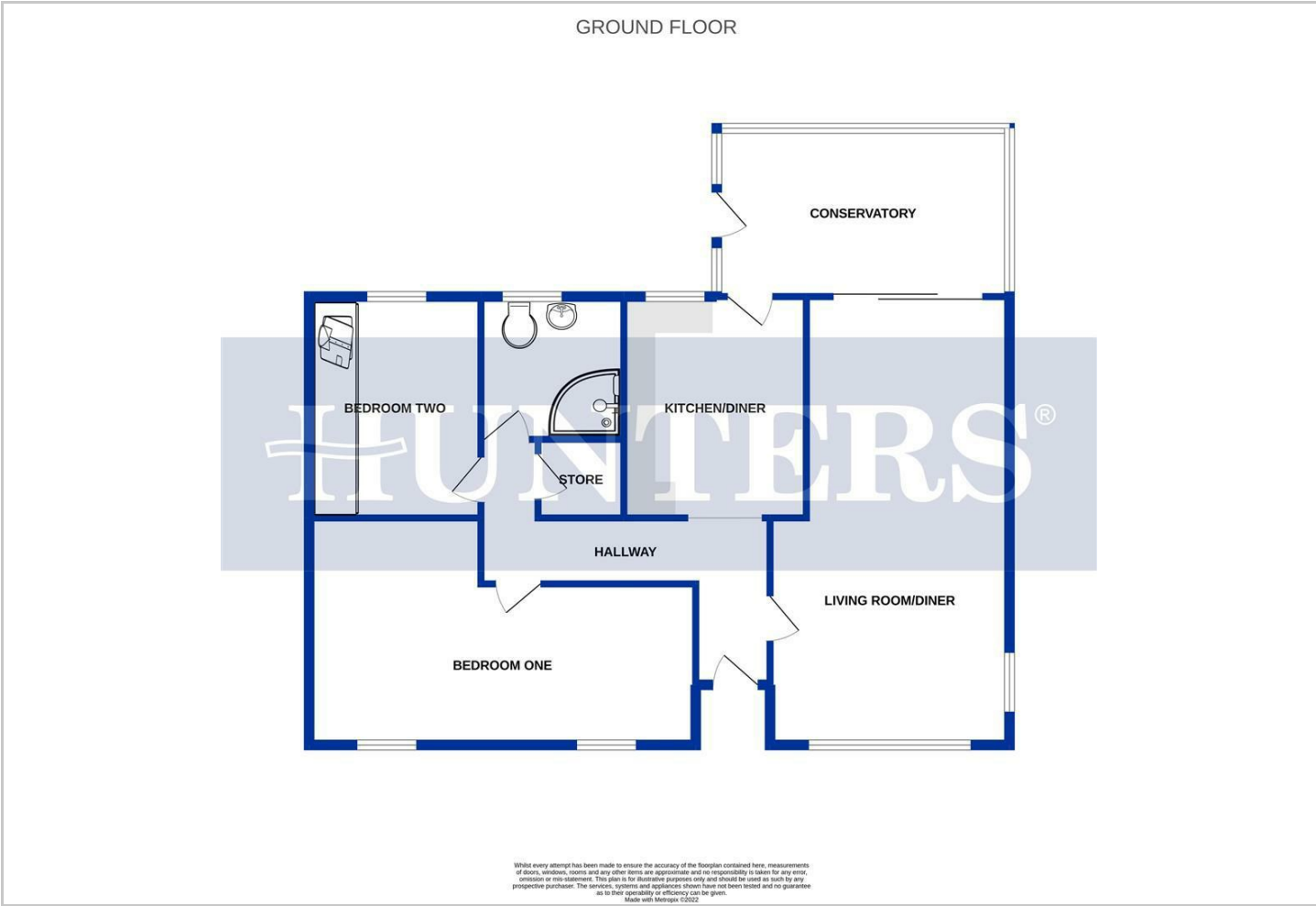
Hybrid Map



Terrain Map



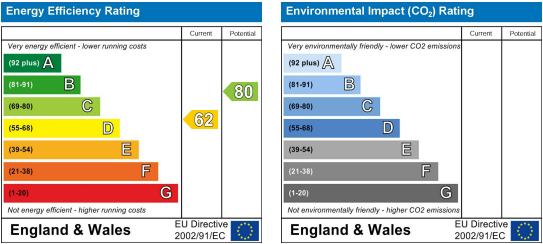
Floor Plan



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.