

# HUNTERS®

HERE TO GET *you* THERE



## Barker Place

Bramley, Leeds, LS13 4BU

£189,000



Council Tax: B



# 14 Barker Place

Bramley, Leeds, LS13 4BU

£189,000



- TWO spacious bedrooms
- Allocated GARAGE and parking
- CONSERVATORY extension
- Modern tasteful bathroom
- Integrated kitchen appliances
- Near BRAMLEY TRAIN STATION
- Alarm and camera system
- Ideal for couples
- BREAKFAST BAR seating
- Tastefully decorated

Delightfully, we present this CHARMING, neutrally decorated terraced house, perfectly located close to local amenities, with excellent public transport links and around the corner from BRAMLEY TRAIN STATION. This property is in a quiet little spot, a real sought-after location close to Leeds, making it an ideal home for first-time buyers, couples, and families.

The house is splendidly equipped with TWO spacious bedrooms. The first bedroom is well-appointed, featuring a double bed, mirror wardrobes, and a WALK-IN dressing room. It enjoys the benefit of south-facing sunshine for a bright, airy feel. The second bedroom is another double, offering carpet flooring and a beautiful garden view. It also provides enough space for a home office setup, perfect for those who work from home.

The property showcases a modern and tasteful BATHROOM, complete with built-in storage, a heated towel rail, and a smart mirror. It features a combi rain shower/bath, providing a luxurious and practical bathing experience.

The KITCHEN is a real treat, boasting a tiled splashback, an integrated oven, and lots of fitted storage. It also includes a BREAKFAST BAR seating area and provides access to the conservatory with a proper tiled roof, offering a pleasant dining experience.

The heart of the home is the comfortable LIVING ROOM and boasts a functional gas fire and unique ceiling decoration. It enjoys the benefit of south-facing sunshine and features additional storage under the stairs along with digital central heating.

This modern property also comes with a separate GARAGE and parking, a low maintenance garden, and an alarm and camera system for added security. It has an EPC rating of C, and falls under council tax band B.

## LIVING ROOM

15'5" x 13'1" (4.70m x 4.00m)

## STORE

## KITCHEN/DINER

13'1" x 8'2" (4.00m x 2.49m)

## CONSERVATORY

12'1" x 9'2" (3.69m x 2.80m)

## LANDING

## BEDROOM ONE

11'10" x 10'0" (3.63 x 3.06m)

## WALK-IN WARDROBE

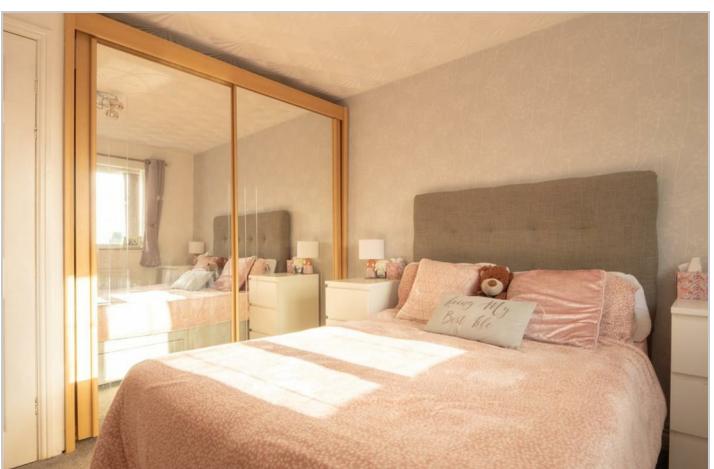
## BEDROOM TWO

11'8" x 7'2" (3.56 x 2.20m)

## BATHROOM

8'2" x 5'10" (2.49 x 1.79m)

## STORE



## Road Map



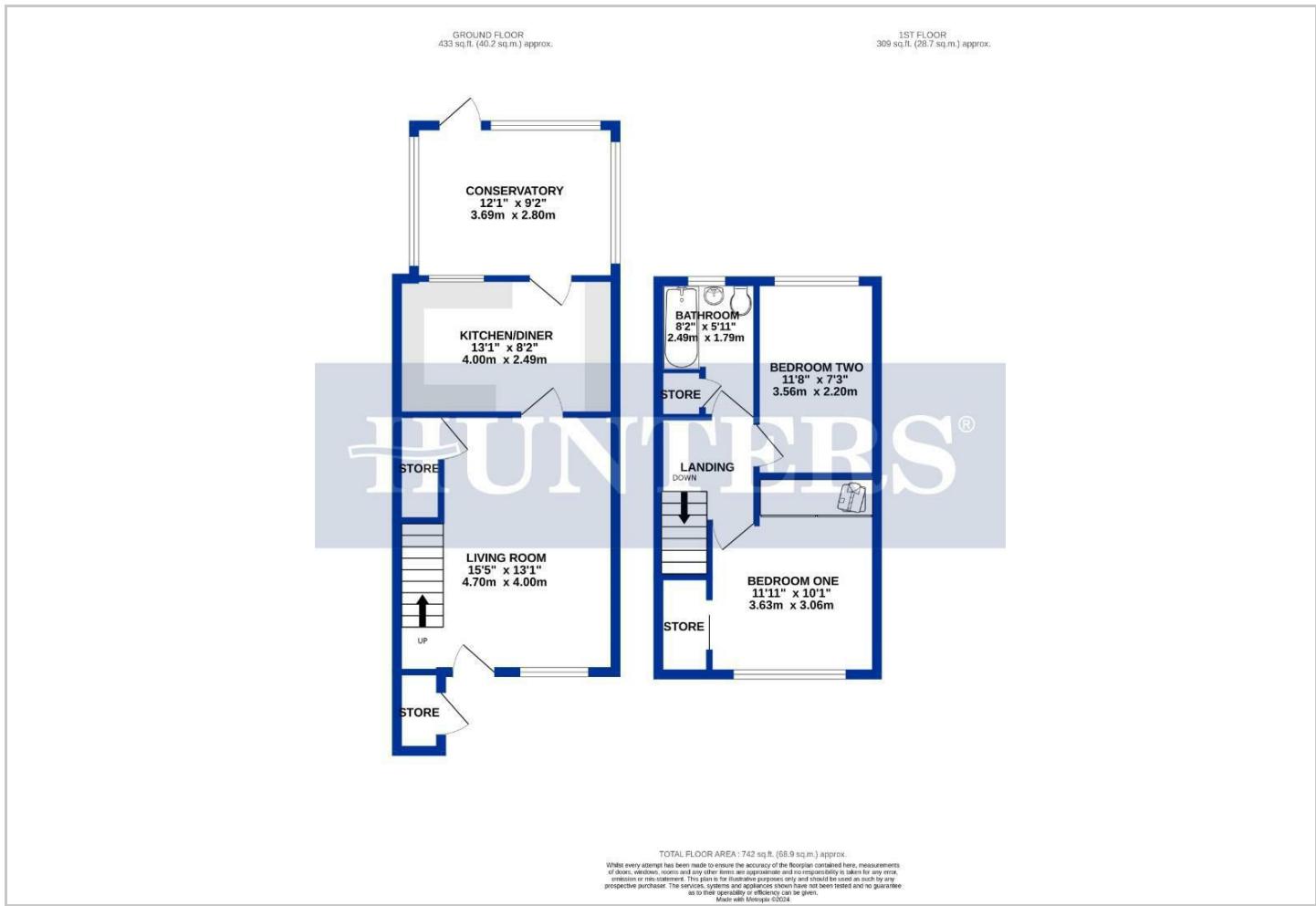
## Hybrid Map



## Terrain Map



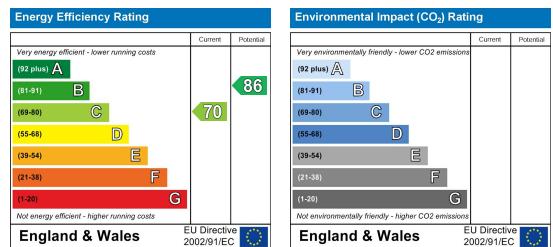
## Floor Plan



## 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.