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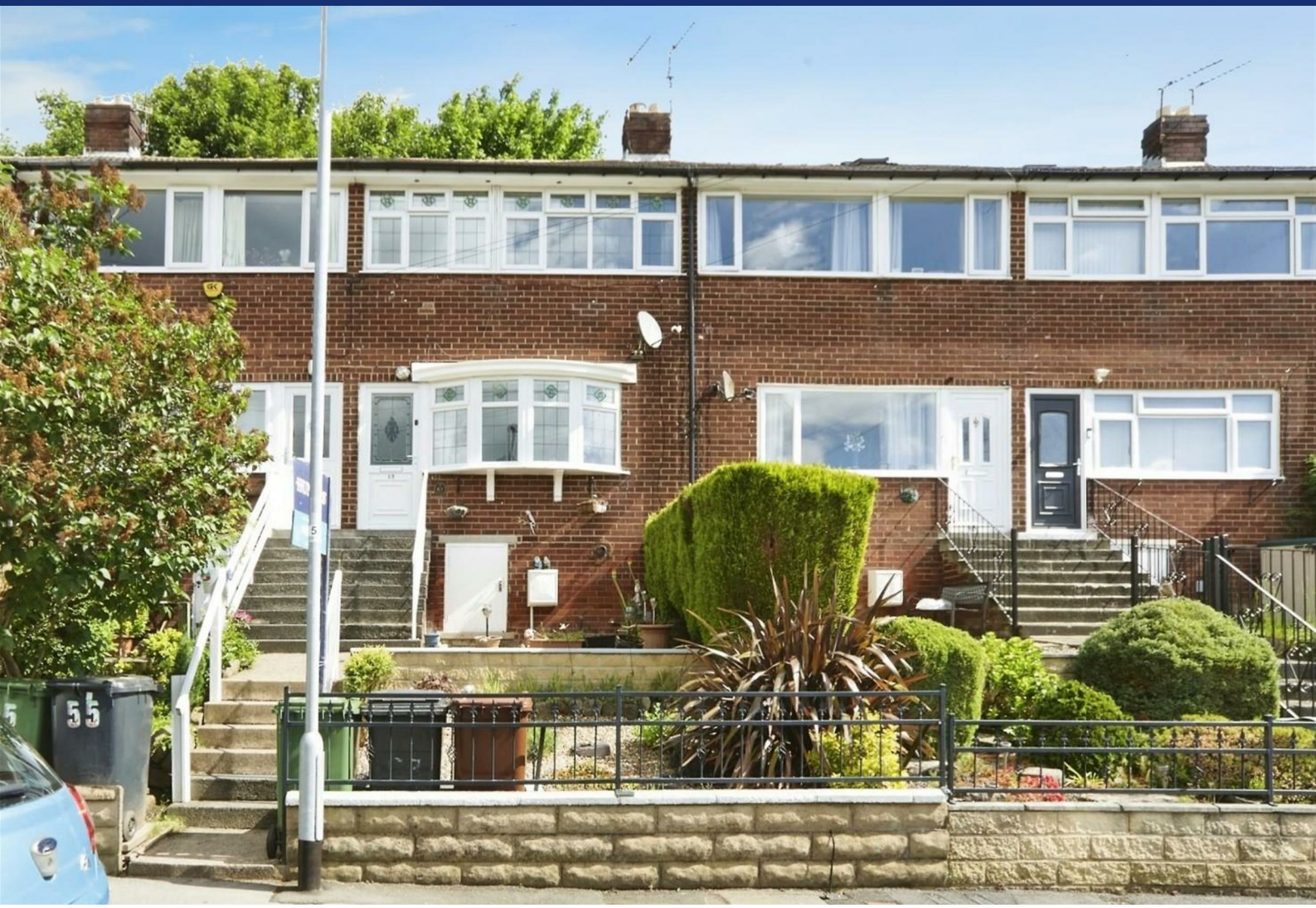

Sunnyside Road

Bramley, Leeds, LS13 4DS

£198,000

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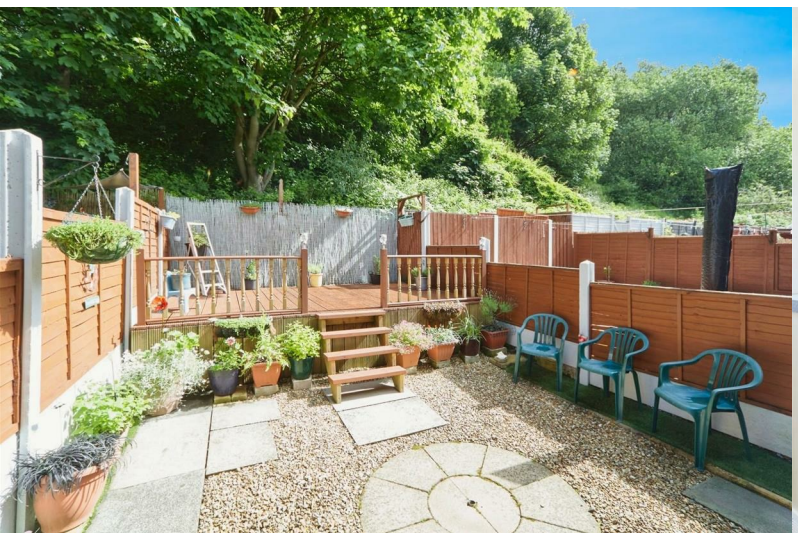
Council Tax: B



53 Sunnyside Road

Bramley, Leeds, LS13 4DS

£198,000

- Mid through terraced
- Three spacious bedrooms
- Occasional room in roof
- Peaceful cul-de-sac location
- Landscaped rear garden
- Close to public transport
- Under-house storage
- Near local amenities/supermarket
- Gas central heating & Double glazed
- No Chain is involved

This well-maintained terraced house, featuring 3 bedrooms, a modern bathroom, an open-plan kitchen/diner, a spacious living room, and an occasional room in the roof, is located in a peaceful cul-de-sac within a vibrant urban area with excellent amenities and transport links, making it ideal for families and couples.

This terraced property is now listed for sale and is in good condition. The house boasts THREE bedrooms, one bathroom, a kitchen/diner and a living room. A bonus is the occasional room in the roof, accessed via a fixed staircase from the landing. This room, benefiting from a Velux window, has been previously used as both an extra bedroom and a versatile home office or playroom. The separate LIVING room is spacious, light and features ceiling coving and a front bow window.

The property is situated in a vibrant urban area, surrounded by public transport links, local amenities, and walking and cycling routes. It is also just a short walk away from the local train station and conveniently located near a supermarket.

The house sits in a peaceful cul-de-sac position and offers some unique features such as under house storage, gas central heating, PVC double glazing, and long-distance views. The delightful landscaped rear garden has a sun deck and is part paved for all year-round easy maintenance, perfect for enjoying long summer days and alfresco dining.

This residence is ideal for families and couples alike. The bedrooms are well-appointed, with the first two being doubles with built-in wardrobes. The third bedroom is a spacious single room that could easily be used as a home office.
The BATHROOM is modern and comes with a heated towel rail, a shower cubicle, a vanity sink unit, and is fully tiled on the walls and floor. The open-plan KITCHEN/DINER provides ample storage units, a built-in oven/hob and fridge/freezer, washer and dryer will remain, and an under stairs general storage cupboard. The kitchen also has a door leading to the rear garden.
The front garden is tiered and is part paved/gravelled, with a hatch leading to useful under house storage space. On street parking is also available.
Viewings are highly recommended to truly appreciate all this property has to offer.

KITCHEN/DINING ROOM
14'7" x 8'10" (4.46m x 2.71m)

LIVING ROOM
14'9" x 10'9" (4.50m x 3.28m)

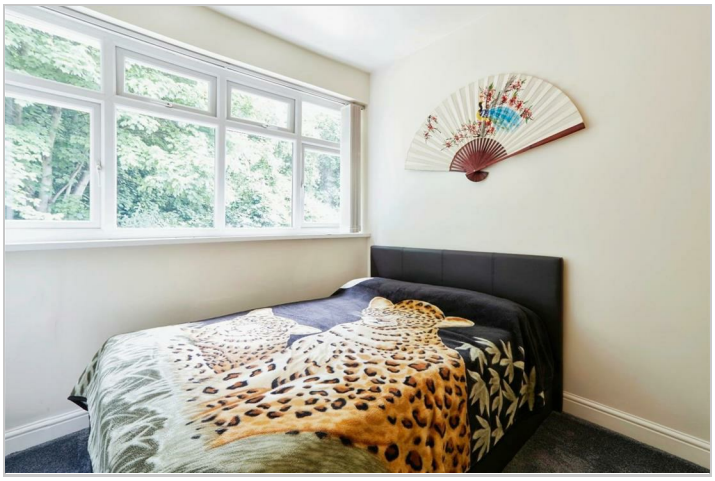
BEDROOM ONE
13'10" x 8'5" (4.23m x 2.57m)

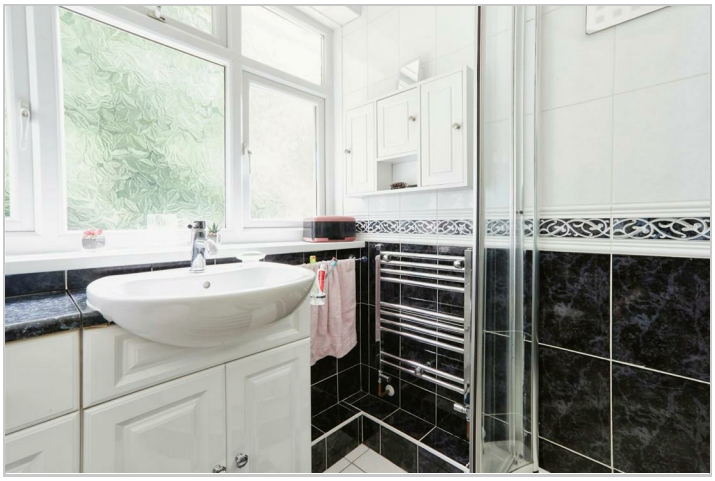
BEDROOM TWO
10'0" x 8'5" (3.05m x 2.57m)

BEDROOM THREE
9'2" x 8'6" (2.80m x 2.61m)

SHOWER ROOM
6'5" x 5'10" (1.98m x 1.78m)

LOFT ROOM





Road Map

Hybrid Map

Terrain Map

Floor Plan

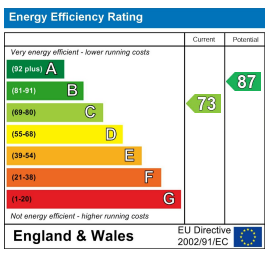
Total floor area 117.6 m² (1,266 sq.ft.) approx

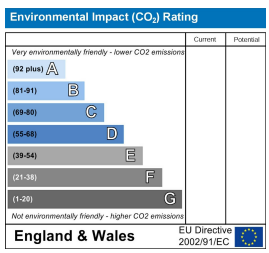
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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