

# HUNTERS®

HERE TO GET *you* THERE



## Fairfield Terrace

Bramley, Leeds, LS13 3DH

£195,000



Council Tax: A



# 26 Fairfield Terrace

Bramley, Leeds, LS13 3DH

£195,000



- Semi detached
- Spacious reception room
- Modern kitchen with appliances
- Ample dining space
- Three bedrooms
- Versatile single room
- Three-piece bathroom suite
- Parking available
- Unique outside bar with w.c

This charming and well presented semi-detached property features a spacious reception room, modern kitchen, three versatile bedrooms, bathroom, ample parking, a unique garden bar, and is ideally located near public transport, amenities, schools, and parks, all within council tax band A.

We're thrilled to present a delightful semi-detached property that's just ripe for the picking! Currently up for grabs, this charming home could be your perfect fit.

This property boasts a spacious reception room, ideal to snuggle up by the electric fire and perfect for those cosy nights in. The modern kitchen is a dream come true for those who love to cook, equipped with up-to-date appliances and ample dining space.

Upstairs are three bedrooms. The first two are doubles, with one offering a tranquil rear view and the other basking in natural light. The third is a versatile single room that could easily be transformed into a quaint nursery, a walk-in closet, or maybe even a study - the choice is yours!

The family bathroom is fitted with a three-piece suite and an electric shower, combining functionality with comfort.

Off street parking is available and the garden is sure to impress, especially with its unique outside bar with W.C - imagine the summer parties!

The location is absolutely ideal, located a stone's throw away from public transport links, local amenities, schools, and parks. This property falls under council tax band A, making it an even more affordable option.

This property is perfect for families and couples alike and honestly, pictures don't do it justice. So why wait? Get in touch today to arrange a viewing!

Tel: 0113 257 6198



### KITCHEN/DINER

16'9" x 8'9" (5.11m x 2.68m)

### LIVING ROOM

14'5" x 13'1" (4.41m x 4.0m)

### HALLWAY

### BEDROOM ONE

15'0" x 9'10" (4.58m x 3.0m)

### BEDROOM TWO

9'10" x 9'5" (3.0m x 2.89m)

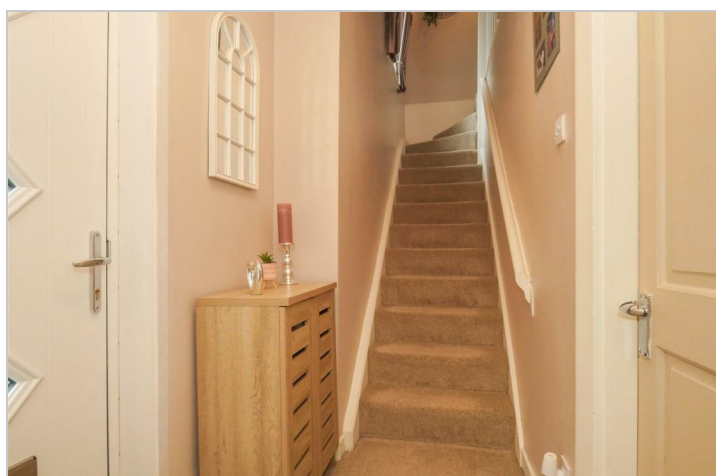
### BEDROOM THREE

7'8" x 10'11" (2.34m x 3.33m)

### BATHROOM

6'3" x 5'11" (1.93m x 1.81m)

### BAR



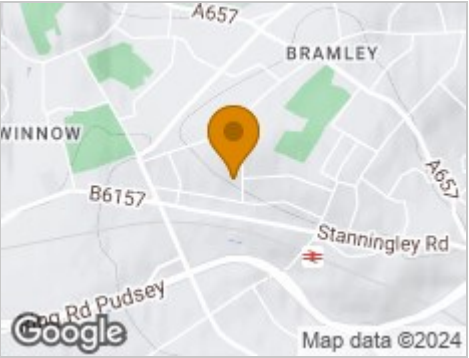
Road Map



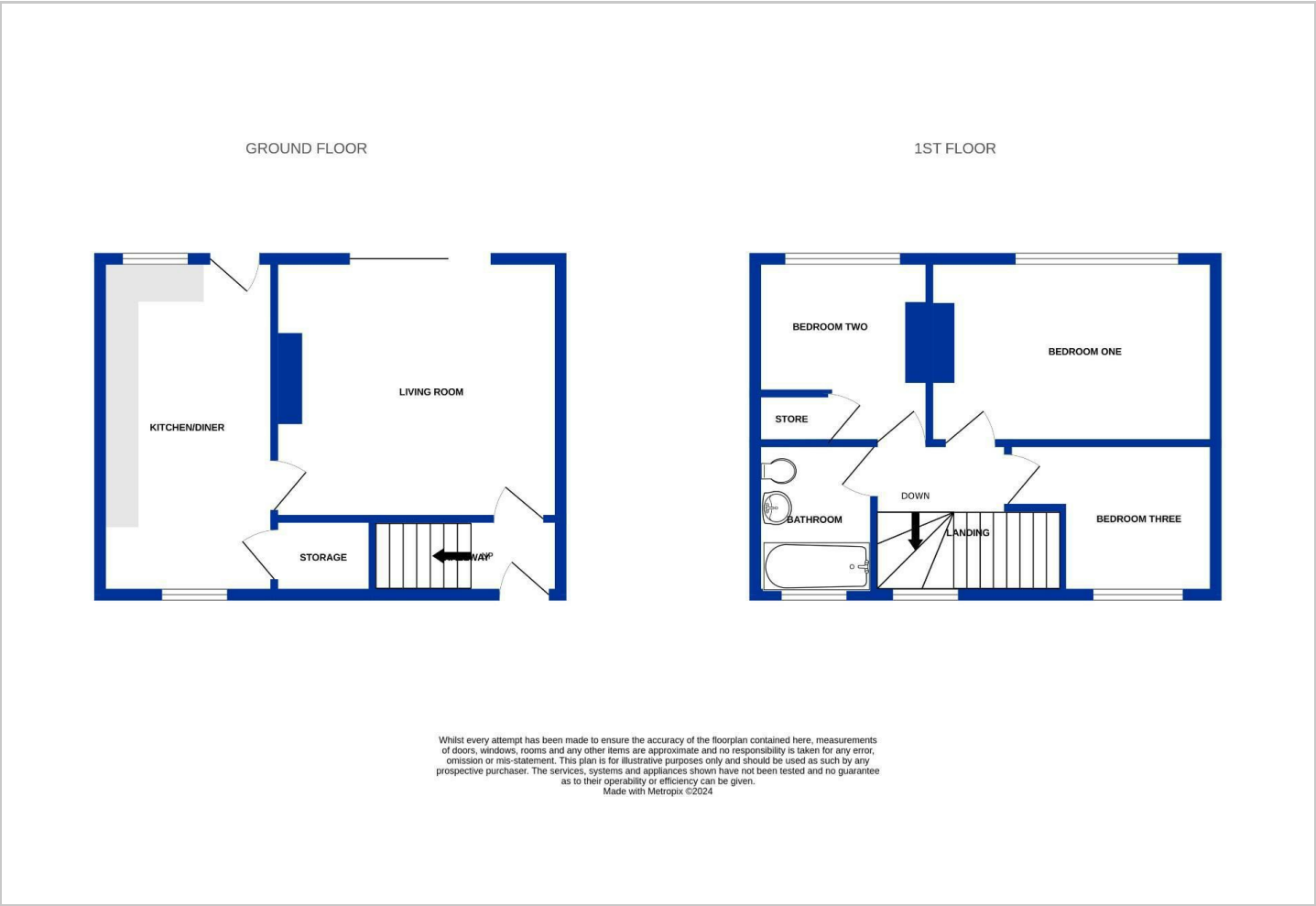
Hybrid Map



Terrain Map



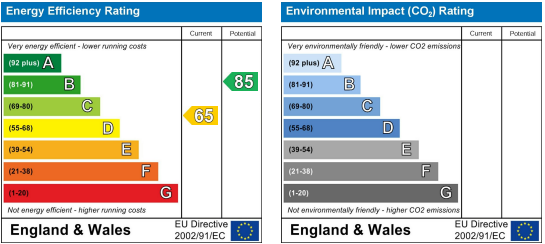
Floor Plan



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.