

# HUNTERS®

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## Snowden Vale

Bramley, Leeds, LS13 2UF

Offers In The Region Of £140,000



Council Tax: A

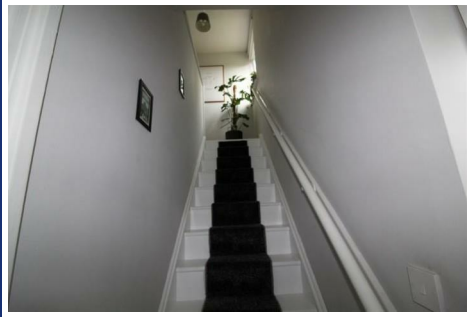




# 3 Snowden Vale

Bramley, Leeds, LS13 2UF

## Offers In The Region Of £140,000



- Two bedroom terraced home
- No forward chain
- Attention FTB's and BTL investors
- Ready to move into accommodation
- Modern kitchen and bathroom
- Two double bedrooms
- Ample storage
- Gardens to front and rear and on street parking
- Close to local amenities and excellent transport links

Offered to the market with NO FORWARD CHAIN is this spacious TWO BEDROOM MID TERRACED home, situated in a convenient location in Bramley, close to excellent transport links and local amenities. Featuring well presented and ready to move into accommodation, the property boasts a MODERN KITCHEN & BATHROOM, SPACIOUS LIVING ROOM, TWO DOUBLE BEDROOMS, AMPLE STORAGE and externally, outdoor space to the front and rear. Sure to appeal to a range of buyers in particular FIRST TIME BUYERS and BUY TO LET INVESTORS, early viewing is advised.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE PORCH with storage space leading through to the HALL which has a storage cupboard and stairs with runner carpet rising to the first floor. The LIVING/DINING ROOM is a generous size and has a door leading to the rear. The KITCHEN has a range of shaker style wall and base storage units with an integrated electric oven, gas hob, wine cooler and space for a washing machine and fridge/freezer.

Upstairs, there are TWO bedrooms, both of which are double sized rooms and bedroom two provides access to the loft space. The BATHROOM has a white three piece suite with overhead mains powered rainfall shower and part tiled walls. The LANDING has two useful storage cupboards.

Outside, to the front, there is an enclosed yard area which has decking and storage shed. The rear garden is fully enclosed and mainly gravelled, providing low maintenance. On street parking is available to the rear of the house.

The location of the property is ideal for accessing the excellent range of local amenities at Bramley shopping centre which is located within 150 metres and includes a supermarket, post office, shops and cafes. There are bus routes to Leeds, Pudsey and Headingley via Bramley town street and Bramley railway station which has routes towards both Leeds and Bradford is located within 1 mile from the address.

## PORCH

6'6" x 5'2" (2m x 1.6m)

## HALL

## LIVING/DINING ROOM

14'5" x 12'5" (4.4m x 3.8m)

## KITCHEN

12'1" x 5'6" (3.7m x 1.7m)

## LANDING

## BEDROOM ONE

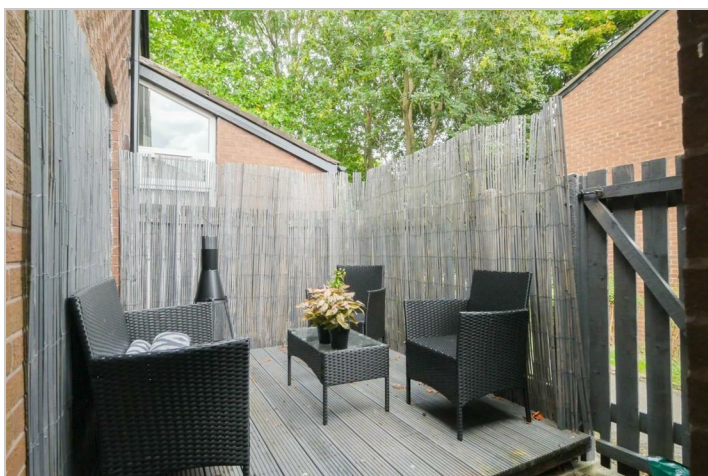
13'1" x 9'2" (4m x 2.8m)

## BEDROOM TWO

9'2" x 6'10" (2.8m x 2.1m)

## BATHROOM

6'6" x 5'6" (2m x 1.7m)



Road Map



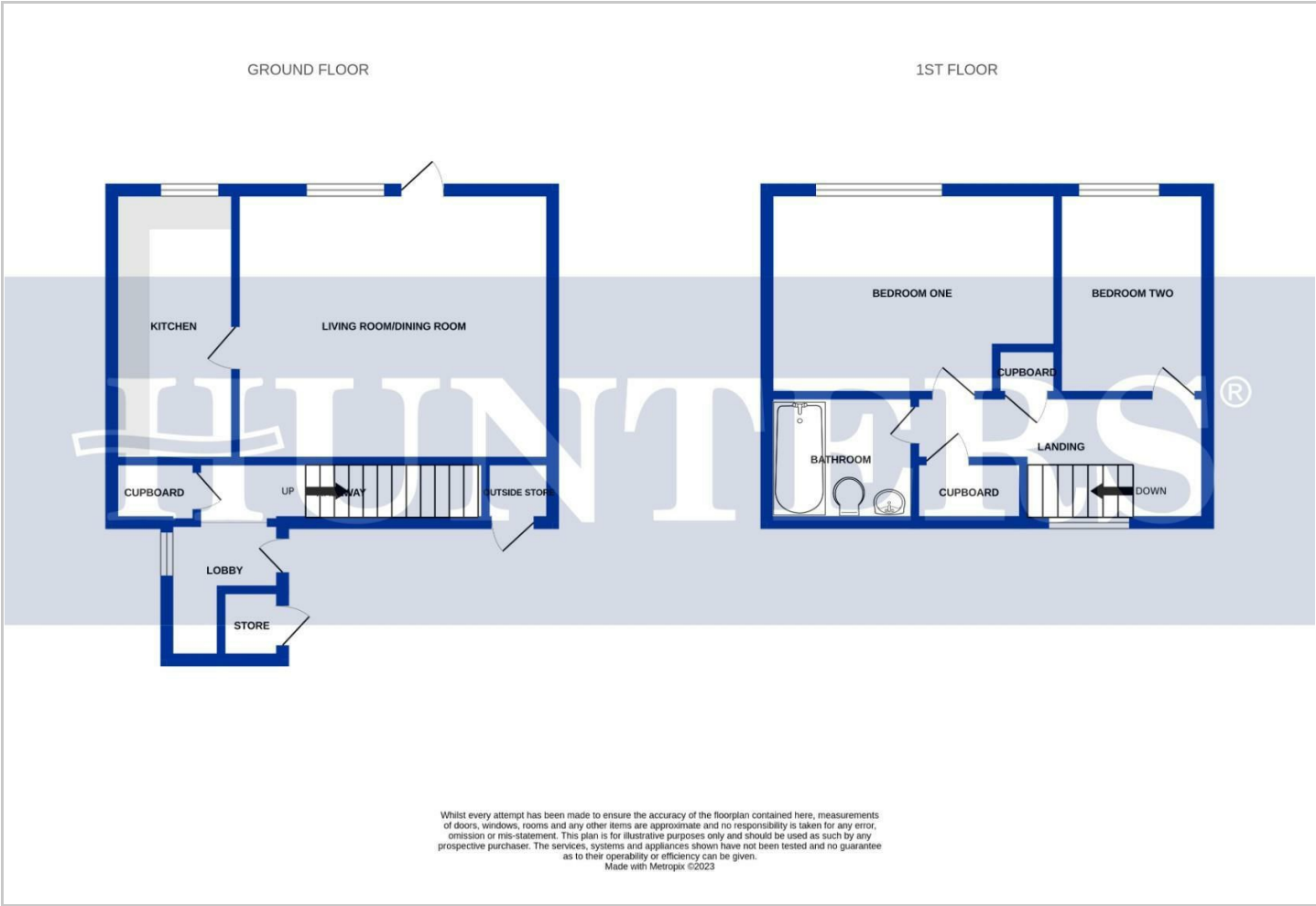
Hybrid Map



Terrain Map



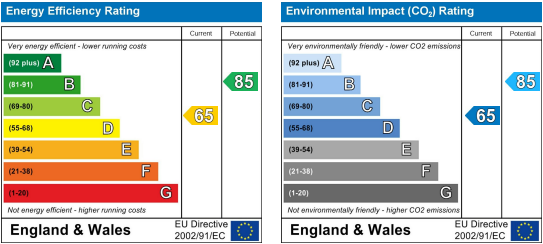
Floor Plan



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.