

# HUNTERS®

HERE TO GET *you* THERE



## Half Mile Lane

Bramley, LS13 1BJ

£289,000



Council Tax: B



# 60 Half Mile Lane

Bramley, LS13 1BJ

£289,000



- Fantastic semi-detached
- Three generous bedrooms
- Stunning family bathroom
- well appointed kitchen
- Two reception rooms
- landscaped front garden
- Garage used as gym
- Parking off road
- EV Charger
- close to farsley village

Internally the living accommodation is well presented and benefits from GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZED WINDOWS, comprising; ENTRANCE HALL with a tiled floor and part tiled walls with doors leading to the living room, kitchen and staircase to the first floor. The LIVING ROOM, at the front of the house has a double glazed window overlooking the amazing garden and a wall mounted electric heater. The KITCHEN has an excellent range of quality high-gloss white wall and base storage cupboards with matching drawers and contrasting grey quartz worktops with inset resin sink with a chrome swan neck style mixer tap plus an integrated electric hob and single oven. Space for a washer and dryer plus an American style fridge freezer. Porcelain tiled floor and ceiling spotlighting illuminates the room. A door leads to be useful under stairs storage cupboard and there is a vertical designer panelled radiator. A door leads through to the DINING/SITTING room, situated at the rear of the house with modern laminated wood floor covering and double doors which lead to the rear patio garden.

Upstairs, from the landing is loft access, which is part boarded with lighting and doors lead to the bedrooms and bathroom. BEDROOM ONE, at the front of the house has a fitted wardrobe units. BEDROOM TWO, at the rear of the house is a double sized bedroom and BEDROOM THREE, at the front of the house is a generous sized single bedroom which could be used as a home office if preferred. The HOUSE BATHROOM is quite stunning and fully tiled with spotlighting to the ceiling enhancing the quality tiling. The impressive bathroom is a fantastic size with stylish floor and wall tiling, underfloor heating, heated towel rail and white suite to include WC, wash basin with vanity unit and a deep 'jacuzzi' bathtub. Externally are GARDENS to the front and rear elevations, each with outside electrical sockets, the front garden being mainly laid to lawn with paved sun terrace and a wonderful summer house with power. The rear garden area is enclosed, also has paved patio with outside lighting and a driveway to the side of the property has EV charger and leads to a large garage, currently in use as a home gym.

Bramley/Stanningley area, combines historic character with modern convenience, perfectly positioned between Pudsey and Bramley and just a short drive from Leeds city centre. Excellent road and bus links, plus nearby rail stations, make commuting simple, while the Leeds Outer Ring Road and major motorways are within easy reach. The housing mix ranges from charming Victorian terraces and traditional stone cottages to contemporary apartments and family homes. Local life centres around Stanningley's independent shops, cafés, gyms, and traditional pubs, with larger retail and leisure options close by in nearby towns. Green spaces like Stanningley Park and the Leeds-Liverpool Canal towpath offer plenty of opportunities for walking, cycling, and family days out. Known for its strong community feel and excellent local amenities, Stanningley is a great choice for those wanting a well-connected base with a friendly, village-like atmosphere.

Tel: 0113 257 6198



### HALLWAY

8'1" x 5'8" (2.46 x 1.73)

### KITCHEN

13'2" x 7'9" (4.01 x 2.36)

### DINING ROOM

12'6" x 8'9" (3.81 x 2.67)

### LIVING ROOM

12'6" x 12'1" (3.81 x 3.68)

### BEDROOM ONE

12'6" x 10'0" (3.81 x 3.05)

### BEDROOM TWO

10'0" x 9'0" (3.05 x 2.74)

### BEDROOM THREE

8'4" x 7'11" + 6'9" x 5'8" (2.54m x 2.41m + 2.06m x 1.73m)

### BATHROOM/WC

15'7" x 8'4" (4.75 x 2.54)

### BATHROOM/WC

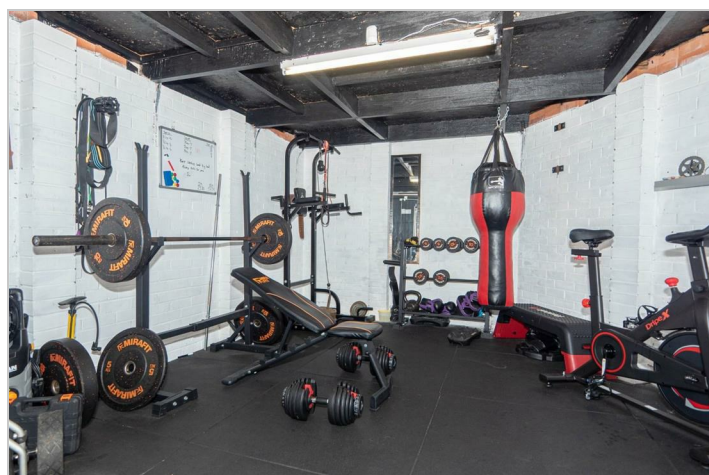
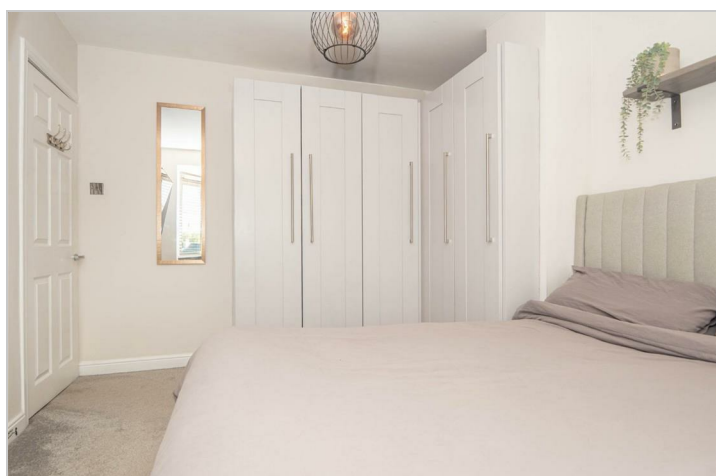
### SUMMER HOUSE

8'4" x 8'2" (2.54 x 2.49)

### GARAGE

15'5" x 12'7" (4.70 x 3.84)

### GARDEN



Road Map



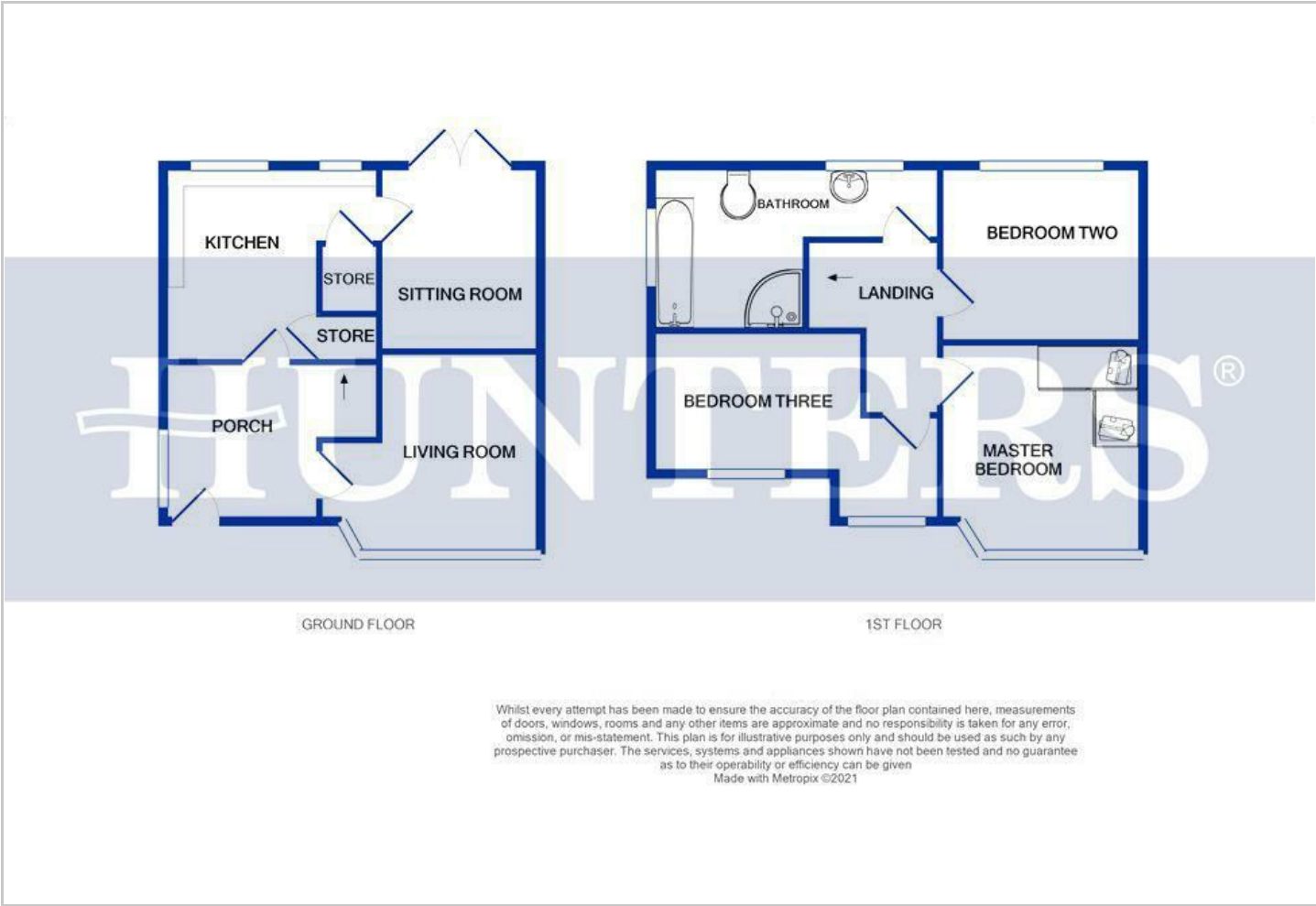
Hybrid Map



Terrain Map



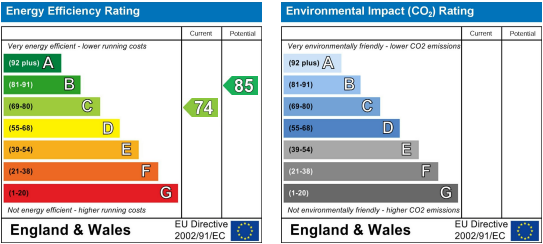
Floor Plan



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.