

HUNTERS®

HERE TO GET *you* THERE



Summerfield Drive

Bramley, Leeds, LS13 1AJ

£200,000



Council Tax: A



37 Summerfield Drive

Bramley, Leeds, LS13 1AJ

£200,000



- Immaculate condition
- Large bright reception room
- South-facing landscaped garden
- Spacious kitchen layout
- Three well-presented bedrooms
- Additional loft room
- Rain shower in bathroom
- Fitted wardrobes
- Close to public transport and amenities
- Council Tax Band A

We're delighted to introduce this charming semi-detached house for sale, a perfect blend of comfort and style. It's in immaculate condition, ready for you to move in and make it home.

As you enter, you'll find a large, bright, and inviting reception room. The patio doors lead directly to the south-facing, landscaped garden, filling the room with natural light and offering a stunning outdoor view. This space is ideal for family gatherings or cosy evenings in.

The house offers a spacious, neutrally designed kitchen, boasting an spacious layout with a garden view and side door entrance. Cooking and entertaining here will be a joy!

Sleeping accommodations include three well-presented bedrooms. The main bedroom is a south-facing double with fitted mirror wardrobes. The second bedroom is also a double, with large, fitted wardrobes and could also easily function as the main bedroom if desired. The third bedroom is a versatile space and can fit a double bed or make the perfect home office. It features cosy carpets and ample space for storage. The property also has the added benefit of a loft room conversion. It features a large Velux window and ladder stairs and is currently used as another bedroom with plenty of space for storage.

The bathroom is a haven of relaxation with a combi shower/bath design, a heated towel rail, and a timeless tiled suite. The rain shower is an added touch of luxury, making every day feel like a spa day.

Unique features such as the additional loft room, stunning landscaped garden and the excellent finish make this home a standout choice. Its location is perfectly situated close to public transport links, local amenities, nearby schools, and parks.

The property is ideally suited for first-time buyers, families, or couples. With its Council Tax Band A rating, this property is not only a fantastic place to live but an economically friendly choice as well. This is truly a gem of a home, waiting to welcome its new owners.

This charming semi-detached house, in immaculate condition and featuring a bright reception room with garden views, a spacious kitchen, three well-presented bedrooms, a luxurious bathroom, and unique LOFT ROOM, is ideally located near amenities and transport links, making it a perfect, economical choice for first-time buyers, families, or couples.

ENTRANCE

DINING KITCHEN

11'8" x 14'6" (3.57 x 4.42m)

LIVING ROOM

11'1" x 19'11" (3.38 x 6.09m)

LANDING

BEDROOM ONE

14'9" x 8'7" (4.50 x 2.62m)

BEDROOM TWO

14'9" x 11'1" (4.50 x 3.38m)

BEDROOM THREE

11'10" x 8'4" (3.61 x 2.56m)

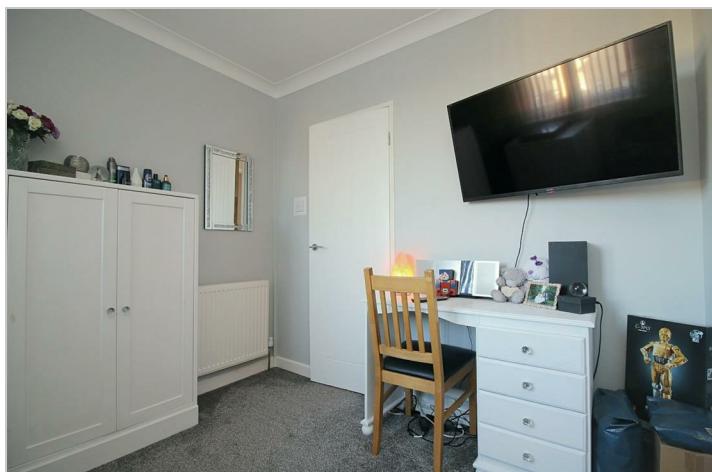
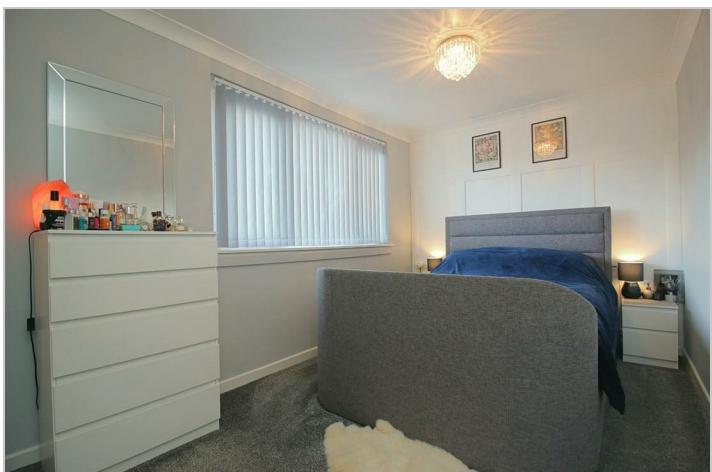
BATHROOM

7'11" x 5'5" (2.42 x 1.66m)

LOFT ROOM

20'11" x 16'8" (6.39 x 5.09m)

OUTSIDE STORE



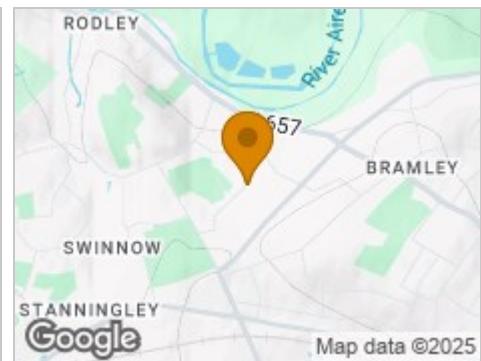
Road Map



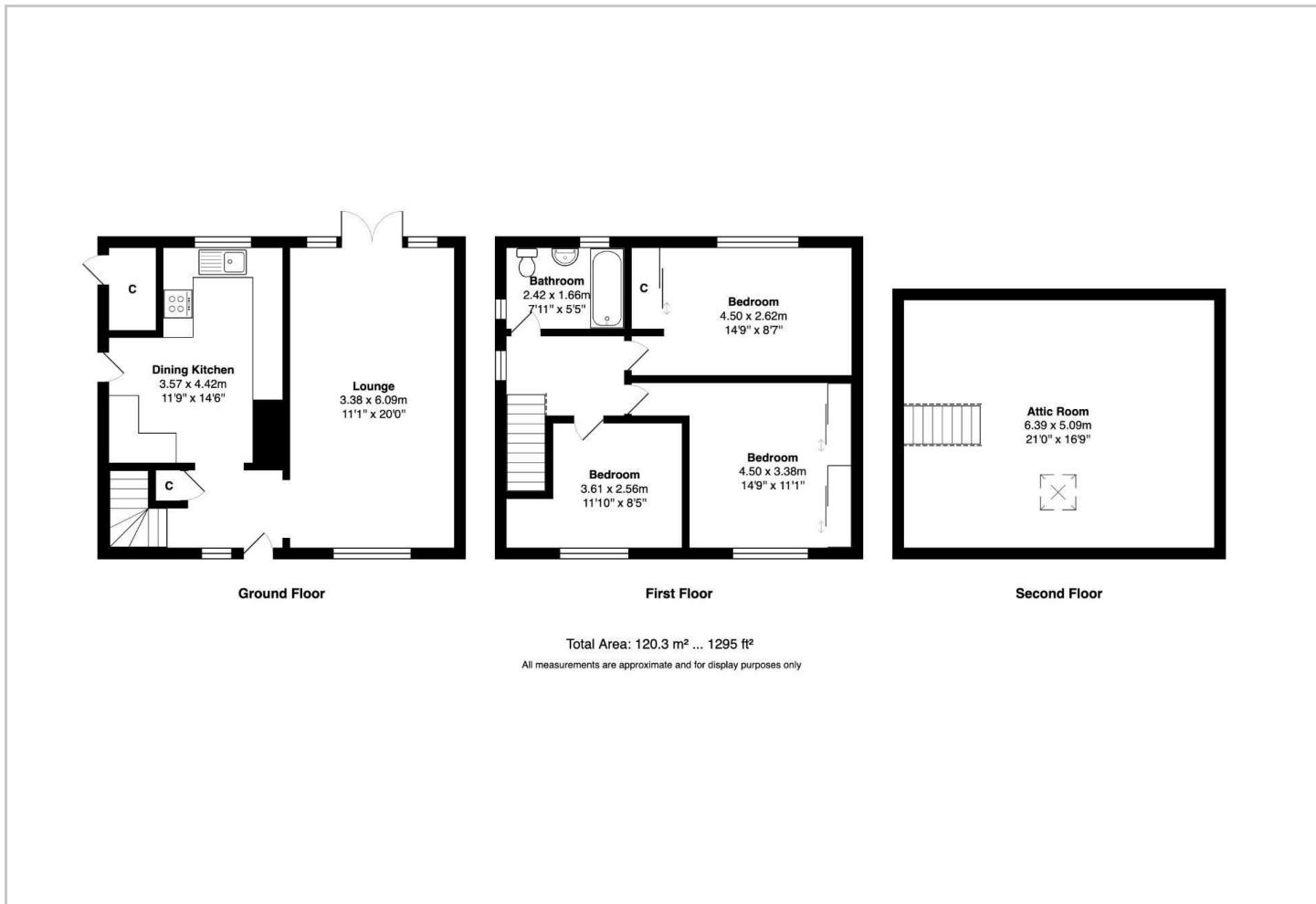
Hybrid Map



Terrain Map



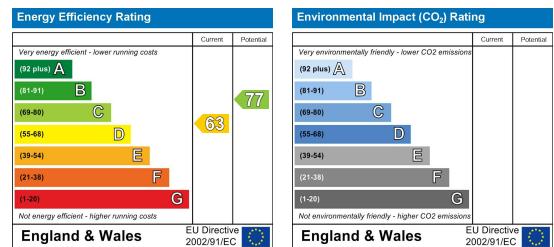
Floor Plan



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.