

HUNTERS®

HERE TO GET *you* THERE



Park Road

Bramley, Leeds, LS13 2LT

Chain Free £210,000



Council Tax: A



36 Park Road

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- Chain free and move-in ready!
- Shaker-style kitchen diner with utility space
- Well presented reception with gas fire
- Three well-presented bedrooms – two doubles with fitted wardrobes
- Versatile third bedroom as office, nursery, or guest room
- Modern bathroom with rain shower, heated towel rail & neutral tiling
- Tastefully decorated throughout with a modern, neutral palette
- Well-sized garden and block paved driveway
- Nearby local amenities, schools and parks
- EPC score 'C', Council tax band: A

Welcome to this **IMMACULATE** end of terrace house, an inviting home that's perfect for first-time buyers and families alike! Nestled in a well-connected location, you'll enjoy easy access to nearby schools, local amenities, and lovely parks, making daily life a breeze.

Step inside and discover a beautifully finished residence, **CHAIN FREE** and ready for you to move right in. The bright and welcoming **LIVING ROOM** truly acts as the heart of the home, featuring plush carpets, a striking marble gas fire with inset lighting, and plenty of natural light. Gather the family here for cosy evenings or entertaining friends—there's more than enough space for everyone to feel at home.

The stunning shaker-style **KITCHEN** offers everything a modern home chef could wish for, including **INTEGRATED** appliances such as an oven, microwave, and dishwasher, as well as a practical gas hob. The charming wooden worktops, inviting dining space, and a handy under stair pantry ensure style and convenience, with a lovely garden outlook and direct access to a rear porch **EXTENSION** and **UTILITY** space.

Upstairs, **THREE** thoughtfully presented **BEDROOMS** await. The main double bedroom offers **FITTED WARDROBES**, plush carpets, and blinds to the front—perfect for a restful retreat. The second double bedroom sits at the rear, with fantastic **VIEWS**, fitted wardrobes, and plenty of scope for personalization. The third bedroom is a versatile single, currently set up as a **HOME OFFICE**, with potential to become a nursery or guest room. The **BATHROOM** is both calming and fresh, featuring a stylish rain shower, heated towel rail, frosted window, and timeless neutral tiling. The loft has been partially boarded, offering a practical solution for additional storage.

A well sized **GARDEN** can be found at the rear, offering a tranquil pond, patio seating and alarmed shed for additional storage. A block-paved **DRIVEWAY** at the front completes this home's lovely presentation. Don't miss your chance—book a viewing today!

LOCATION - Bramley, Leeds, offers a great mix of suburban comfort and city convenience, just four miles from the heart of Leeds with excellent bus and rail links, plus quick access to the ring road and nearby motorways. Housing ranges from stylish modern apartments to charming Victorian terraces and spacious semi-detached homes, catering to every stage of life. The area is rich in green spaces, including Bramley Park, Bramley Fall Woods, and the Leeds–Liverpool Canal towpath—perfect for walking, cycling, and family outings. A thriving high street, supermarkets, leisure centres, pubs, and cafés give Bramley a lively yet welcoming atmosphere, while the community's strong local spirit is reflected in its many events and activities. Whether you're a first-time buyer, a family looking for room to grow, or someone wanting a well-connected base with a friendly vibe, Bramley is a place you'll be proud to call home.

LIVING ROOM
12'0" x 14'11" (3.66 x 4.57m)

KITCHEN DINER
15'1" x 7'3" (4.61 x 2.23m)

UTILITY
5'11" x 4'1" (1.82 x 1.26m)

BATHROOM
5'1" x 6'9" (1.55 x 2.07m)

BEDROOM ONE
9'4" x 11'10" (2.86 x 3.63m)

BEDROOM TWO
9'4" x 10'5" (2.86 x 3.19m)

BEDROOM THREE
5'6" x 8'10" (1.70 x 2.71m)

GARDENS & DRIVE



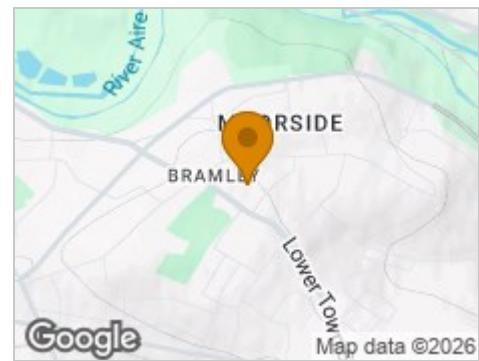
Road Map



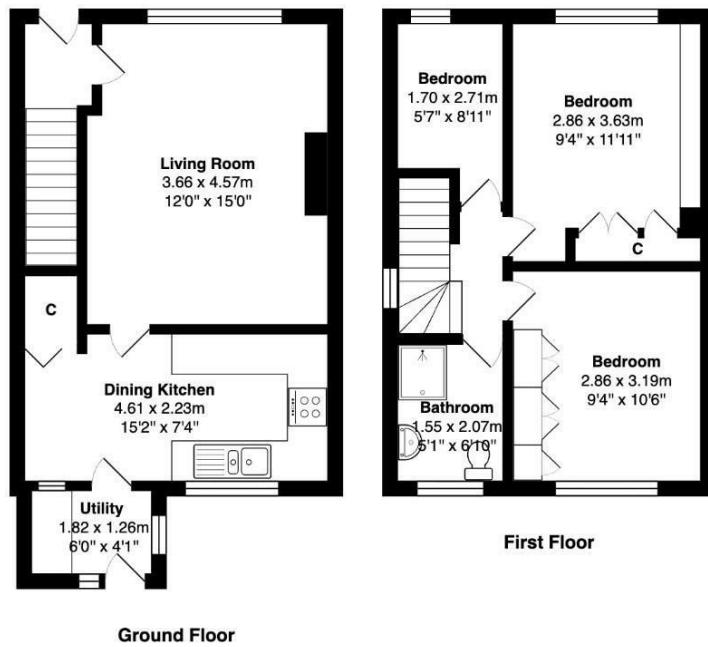
Hybrid Map



Terrain Map



Floor Plan



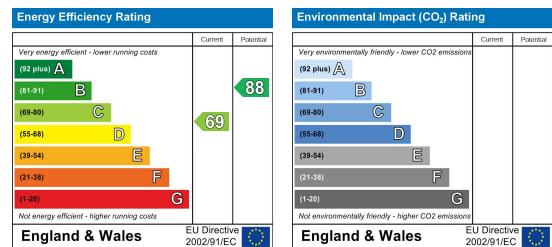
Total Area: 66.8 m² ... 719 ft²

All measurements are approximate and for display purposes only

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.