

# HUNTERS®

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## Moorfields

Bramley, LS13 3JZ

Offers Over £300,000



# 9 Moorfields

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Offers Over £300,000



- Stone built four bedroom end of terraced
- Attention growing families
- No forward chain
- Well-proportioned room sizes over three floors
- Four double bedrooms
- Bedroom two with en-suite
- Potential to create a 5th bedroom
- Garden and off street parking
- Close to local amenities and transport links

An incredible opportunity to purchase this STONE BUILT FOUR BEDROOM END OF TERRACED house situated in a much sought after street in Bramley. Built in the early 1900's, the property retains many character features and boasts excellent room sizes throughout with living accommodation set over three floors. Having been significantly improved over recent years, the property offers stylish, ready to move into accommodation and is sure to appeal to a range of buyers in particular FAMILIES. Offered to the market with NO FORWARD CHAIN, internal viewing is highly advised to fully appreciate what this stunning home has to offer!

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, as well as an integrated sound system, the property briefly comprises: ENTRANCE HALLWAY with wooden flooring, stairs rising to the first floor and GUEST W/C with low flush toilet and industrial style sink. The LIVING ROOM, to the front of the house, is a fantastic sized room with wooden flooring, tasteful décor, high ceiling and attractive double glazed sash window. The KITCHEN/DINER, to the rear, features a range of freestanding units including a stainless-steel sink with mixer tap, central island and integrated 'Stoves' range cooker. There is space for a fridge freezer, a large dining table and chairs, fitted hanging pendant lights, a door leads to the rear of the property and an internal door leads to the CELLAR which has light and power perfect for storage.

Upstairs, on the first floor, there are TWO bedrooms and a house bathroom. BEDROOM ONE, to the front, is a generous double sized room with two windows and could be easily divided into two rooms. BEDROOM TWO, to the rear, is a double sized room with built in wardrobes and EN SUITE BATHROOM featuring a freestanding bathtub. The main BATHROOM showcases a stunning three-piece suite with overhead rainfall mains powered shower, floating double basins, heated towel rail, fully tiled walls and tiled flooring.

Stairs from the LANDING lead to the second floor where there are a further TWO bedrooms, both of which double sized rooms with large Velux type windows. The LANDING has a built-in desk for the perfect office area. There is an additional BATHROOM which has a beautiful three-piece suite with overhead mains powered rainfall shower, patterned tiled wall and tiled flooring.

Outside, to the front, there is a great sized garden which is fully enclosed with artificial lawn, wooden decking and gorgeous plum tree, the perfect place to entertain and relax. There is plenty of on street parking available to the front. To the rear, there is a small yard area, storage unit and OFF STREET PARKING space.

The location of the property is convenient to access Bramley Park, and Bramley Shopping Centre which offers a wider selection of amenities including shops and cafes. The commuting links via Bramley Town Street and Stanningley Road are ideal for Leeds and Bradford and Bramley Railway Station is situated within 0.8 miles of the address.

**KITCHEN/DINER**  
19'5" x 15'3" (5.92 x 4.65)

**LIVING ROOM**  
16'5" x 14'11" (5.00 x 4.55)

**GUEST WC**  
3'11" x 2'10" (1.19 x 0.86)

**BEDROOM ONE**  
19'9" x 16'7" (6.02 x 5.05)

**BEDROOM TWO**  
15'5" x 10'6" (4.70 x 3.20)

**EN-SUITE**  
8'1" x 7'5" (2.46 x 2.26)

**HOUSE BATHROOM**  
8'4" x 7'5" (2.54 x 2.26)

**LANDING**

**BEDROOM THREE**  
19'6" x 10'0" (5.94 x 3.05)

**BEDROOM FOUR**  
17'10" x 9'10" (5.44 x 3.00)

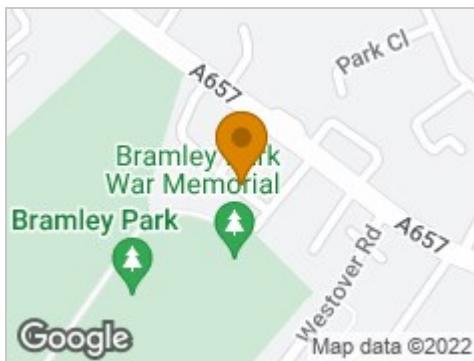
**REAR ELEVATION**

**BATHROOM**  
8'2" x 5'10" (2.49 x 1.78)

**FRONT GARDEN**  
**EXTERNAL**



## Road Map



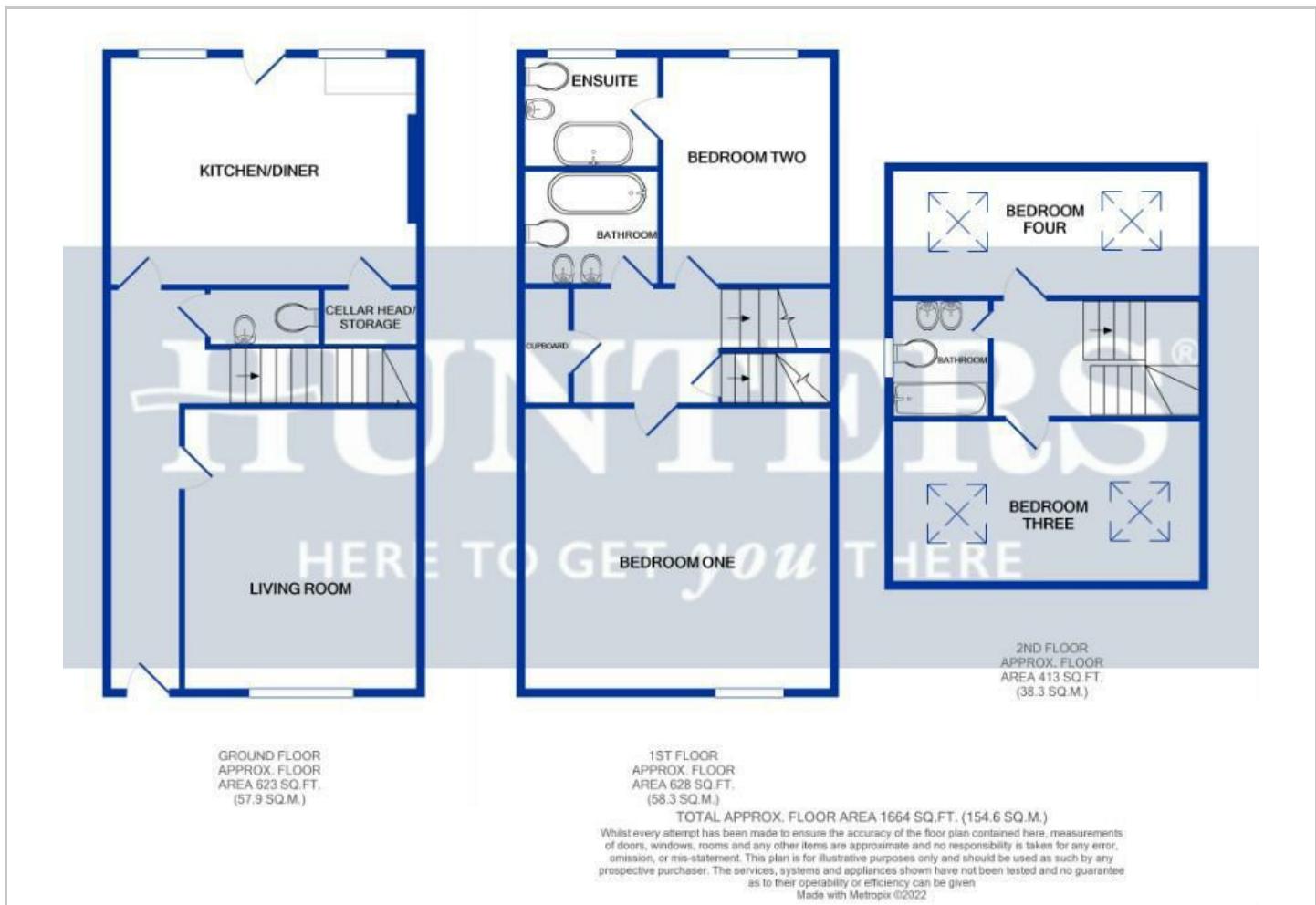
## Hybrid Map



## Terrain Map



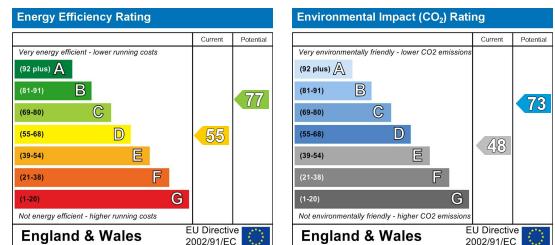
## Floor Plan



## 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.