

HUNTERS®

HERE TO GET *you* THERE



Henconner Lane
Bramley, Leeds, LS13 4LD

£199,995

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Council Tax: D



48 Henconner Lane

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- Extended three bedroom detached house
- No forward chain
- Attention investors and families
- Flexible living accommodation
- So much potential to improve and add value
- Driveway and gardens
- Close to local amenities and excellent transport links

Offered to the market with NO FORWARD CHAIN is this UNIQUE, DOUBLE FRONTED and EXTENDED THREE BEDROOM DETACHED house, located in a convenient location in Bramley, close to local amenities and excellent transport links. Now requiring a degree of modernisation, the property offers flexible and spacious living accommodation and has SO MUCH POTENTIAL to create a wonderful FAMILY HOME. Internal viewing is advised.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE PORCH leading to the LIVING ROOM which is a generous size and opens up to the DINING ROOM. The KITCHEN/DINER is another great sized room and has a range of wall and base units, space for all appliances and a door leading to the side. In addition, there is another reception room to the rear of the house which would make the perfect sitting room, play room or extra bedroom!

Upstairs, there are THREE bedrooms, two of which are double sized rooms and bedroom three has a large walk in wardrobe which has potential to be opened up to create a double sized bedroom. The BATHROOM has a three piece suite with part tiled walls.

Outside, the property occupies a lovely sized plot with gardens to the front and rear and access to both sides. There is a DRIVEWAY with double metal gates providing ample off street parking. The front garden is lawned and the rear garden is also lawned with a selection of borders for maximum privacy. The rear garden enjoys a south west facing aspect and there is a lovely sized patio area to make the most of the afternoon sun. To the side of the house there is a wooden shed, ideal for storage.

The location of the property is ideal for commuting to Leeds and Bradford via the Ring road and Bramley railway station which is situated within 1 mile from the address. There are a good selection of shops and amenities within 500 metres of the address.

PORCH

4'3" x 1'11" (1.3m x 0.6m)

LIVING/DINING ROOM

22'11" x 14'5" (7m x 4.4m)

KITCHEN/DINER

15'8" x 9'2" (4.8m x 2.8m)

SITTING ROOM

12'5" x 9'2" (3.8m x 2.8m)

HALL

LANDING

BEDROOM ONE

13'9" x 7'6" (4.2m x 2.3m)

BEDROOM TWO

9'2" x 8'6" (2.8m x 2.6m)

BEDROOM THREE

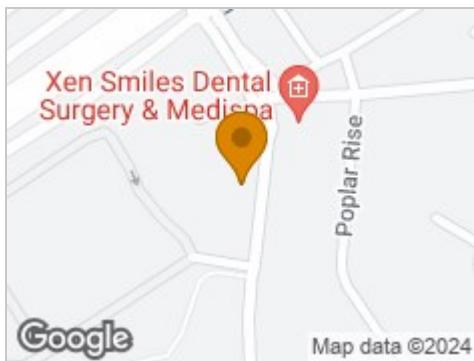
10'9" x 6'2" (3.3m x 1.9m)

BATHROOM

8'2" x 7'10" (2.5m x 2.4m)



Road Map



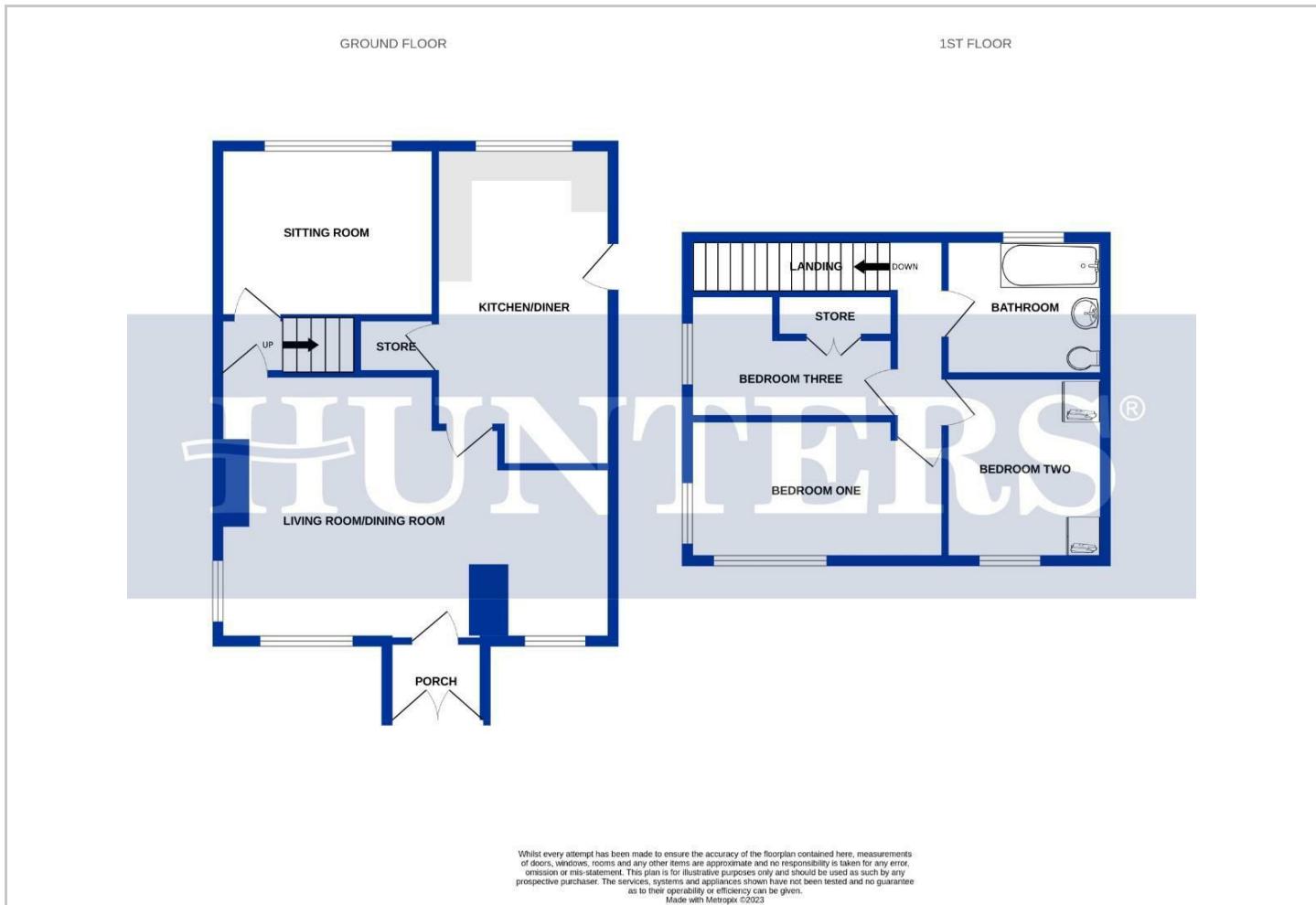
Hybrid Map



Terrain Map



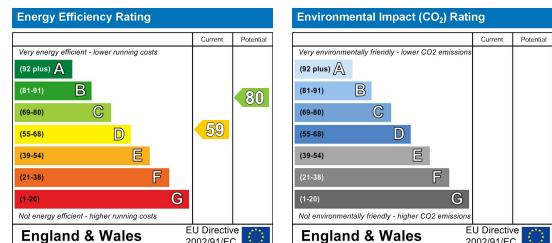
Floor Plan



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.