

HUNTERS®

HERE TO GET *you* THERE

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Swinnow Walk

Bramley, Leeds, LS13 4NP

Offers Over £80,000



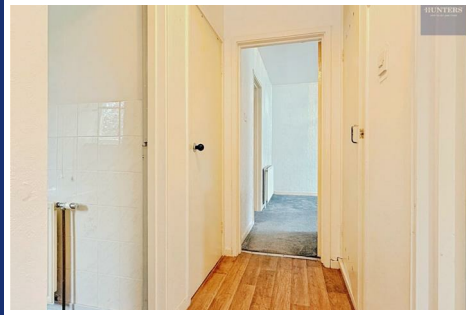
Council Tax: A



16 Swinnow Walk

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- CHAIN-FREE SALE!
- Delightful ground floor flat
- Peaceful yet well-connected Bramley location
- Ideal for first-time buyers, downsizers or investors
- Fresh bathroom with shower over bath
- Plenty scope for personalisation
- Spacious living room with dining space
- Bright dual-aspect kitchen with white goods
- Well-proportioned bedroom with leafy outlook
- Front garden and secure external store

Welcome to this delightful GROUND FLOOR flat, a place where you can truly make your mark and create a home that feels completely your own. Offered CHAIN-FREE, it's ideal whether you're taking your first step onto the property ladder or looking to downsize into somewhere peaceful and practical, with plenty of potential to PERSONLISE. Tucked within a friendly, well-connected neighbourhood, you'll enjoy easy walks to local shops, handy transport links, and the reassurance of having Leeds just moments away when you need it.

This charming flat is CHAIN-FREE and thoughtfully set across a single level, making everyday living wonderfully simple. The spacious LIVING ROOM is filled with natural light, creating a calm, welcoming space for quiet evenings or time spent with friends. There's room for a dining table too, and the ELECTRIC FIREPLACE adds a cosy glow during cooler months. The room can be accessed directly from the hallway or, if preferred, via a secondary entry point offering a more flexible layout and flow through the home.

The bright, dual-aspect KITCHEN is practical and cheerful — perfect to refresh or redesign to your own taste. With ample storage, plenty of light, and WHITE GOODS that can remain if desired, it's ready for you to make it your own from day one.

The well-proportioned BEDROOM offers a peaceful retreat, enjoying a lovely leafy outlook that enhances its sense of calm. It's a blank canvas with great potential — ready for your furniture, your colours, and your personality. The BATHROOM continues the fresh, neutral theme, featuring a tiled suite with a bath and shower over, plus a frosted window with blinds for privacy.

Outside, the front GARDEN provides a lovely spot to enjoy a morning coffee or a touch of gardening, while a secure external STORE offers handy extra space and houses the boiler. With gas central heating, a Council Tax Band A, and a layout designed for ease and comfort, this home is BRIMMING with potential. All it needs now is your vision to bring it to life. Book your viewing today and start imagining your next chapter here.

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.

ENTRANCE HALL

KITCHEN

8'10" x 7'10" (2.71 x 2.41m)

BATHROOM

5'6" x 6'6" (1.69 x 1.99m)

LIVING ROOM

10'4" x 14'8" (3.15 x 4.49m)

BEDROOM

10'4" x 11'0" (3.15 x 3.37m)

INTERNAL STORE X2

FRONT GARDEN

EXTERNAL STORE

3'6" x 3'1" (1.07 x 0.96m)



Road Map



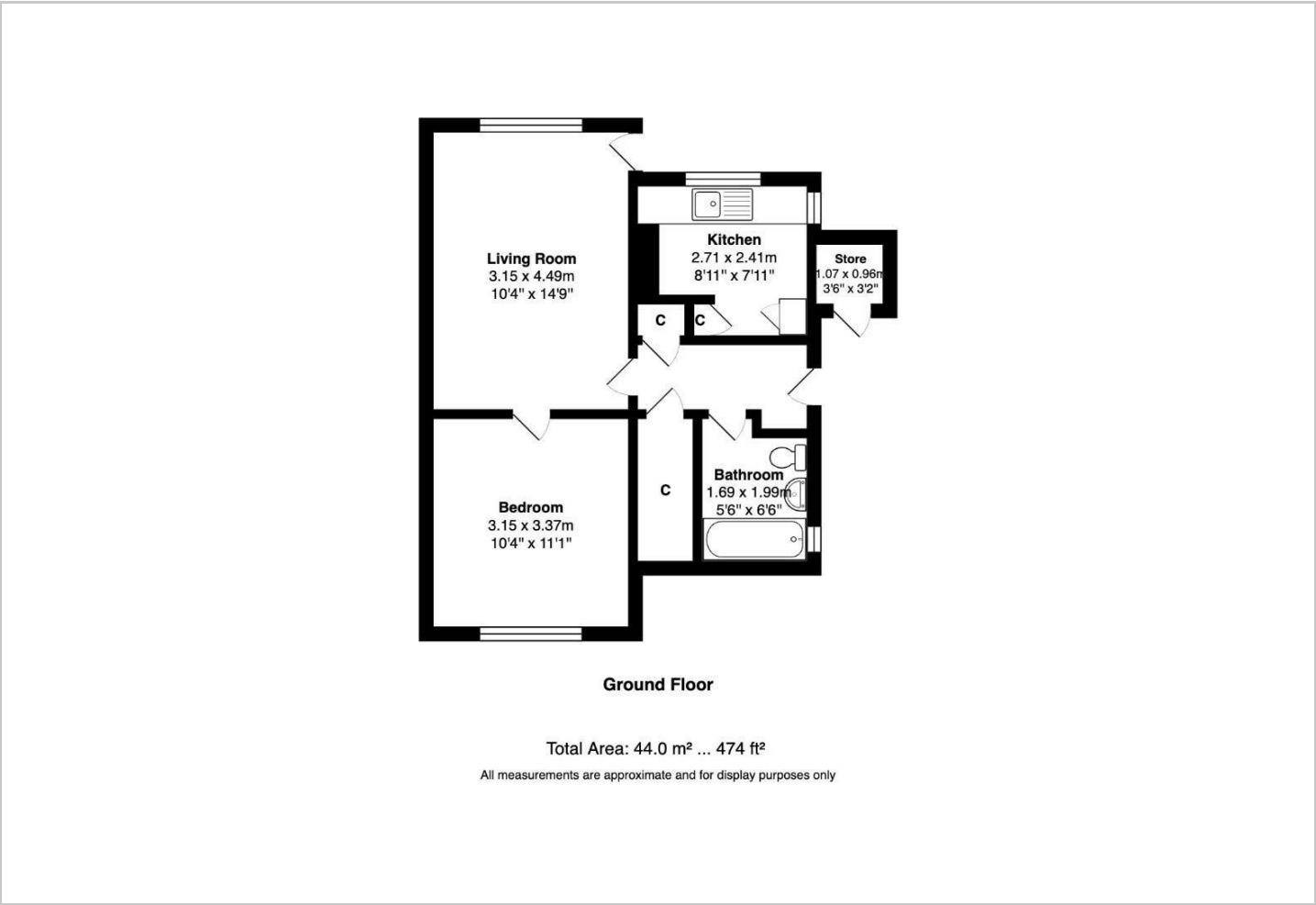
Hybrid Map



Terrain Map



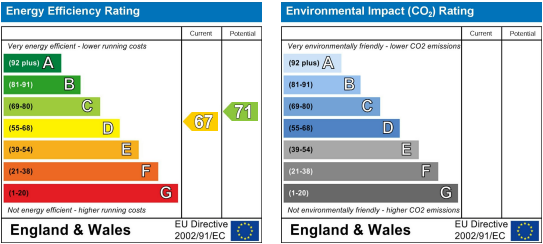
Floor Plan



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.