

HUNTERS®

HERE TO GET *you* THERE



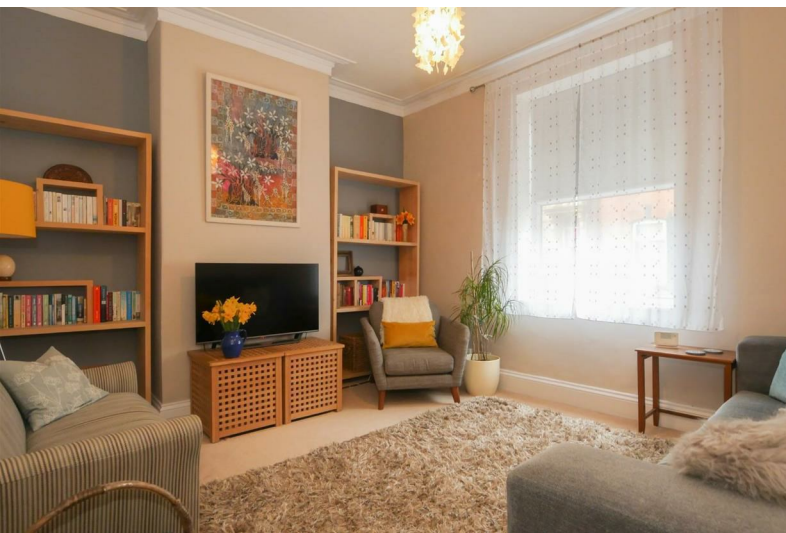
Westover Road

Leeds, LS13 3PB

Offers In The Region Of £220,000



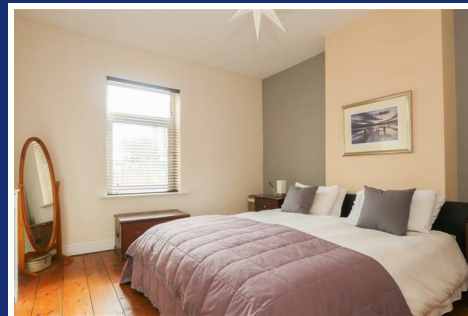
Council Tax: B



9 Westover Road

Leeds, LS13 3PB

Offers In The Region Of £220,000



- Stone built three bedroom terraced house
- No forward chain
- Attention first time buyers and families
- Two reception rooms
- Fully boarded loft space
- Cellar for storage
- Enclosed yard to rear
- Close to shops and transport links

Hunters are delighted to offer for sale with NO FORWARD CHAIN this attractive STONE BUILT THREE BEDROOM TERRACED house, situated in a popular and convenient location in Bramley. Built in 1881, the property retains lots of lovely character features and boasts well proportioned accommodation. Including two generous sized receptions rooms, a modern bathroom, a fully boarded loft space, cellar for storage and an enclosed yard area to the rear, this wonderful home is sure to appeal to a range of buyers in particular both FIRST TIME BUYERS and FAMILIES.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, in addition to a security alarm system, the accommodation briefly comprises: A welcoming ENTRANCE HALLWAY with high ceiling and stairs rising to the first floor. A generous sized LIVING ROOM with coving and ceiling cornice. The DINING ROOM is another great sized reception room and has French doors leading out to the garden plus a beautiful recessed fire place. The dining room leads to the KITCHEN which has a range of wall and base storage units with space for all appliances, a door leads to the rear and an internal door leads to the cellar which has light and power, ideal for storage.

Upstairs, there are THREE bedrooms, two of which excellent sized double rooms, the house bathroom and access from the LANDING via a pull down wooden ladder to a fully boarded loft space with light, perfect for storage. The BATHROOM has a modern four piece suite with shower cubicle and overhead mains powered shower, bathtub with mixer shower and heated towel rail.

Outside, to the front, on street parking is available. To the rear, there is fully enclosed yard area which enjoys a south facing aspect and is perfect to sit out and relax. There is an outhouse store cupboard providing extra storage.

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 0.7 miles of the address.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

13'38 x 12'17 (3.96m x 3.66m)

DINING ROOM

14'26 x 14'22 (4.27m x 4.27m)

KITCHEN

13'14 x 5'52 (3.96m x 1.52m)

LANDING

BEDROOM ONE

14'23 x 11'91 (4.27m x 3.35m)

BEDROOM TWO

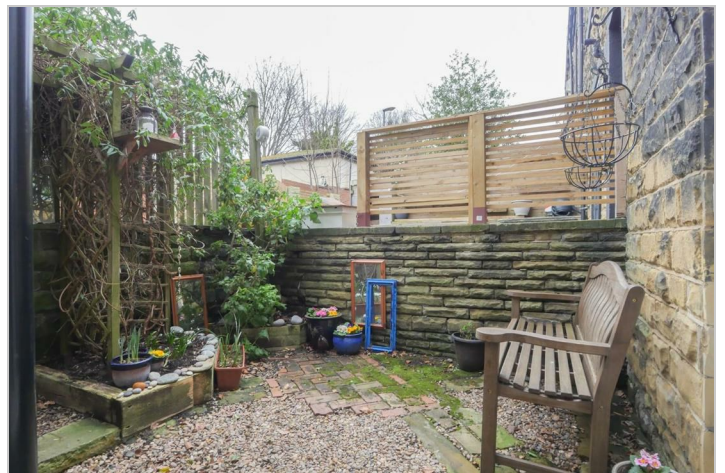
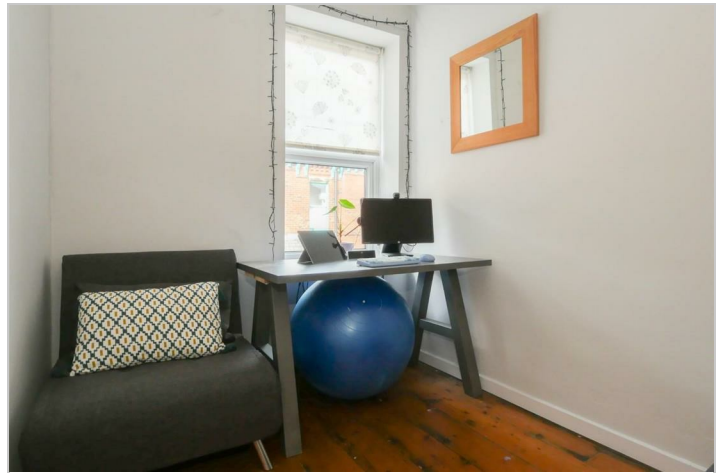
12'19 x 10'07 (3.66m x 3.23m)

BEDROOM THREE

8'97 x 6'74 (2.44m x 1.83m)

BATHROOM

8'68 x 5'32 (2.44m x 1.52m)



Road Map



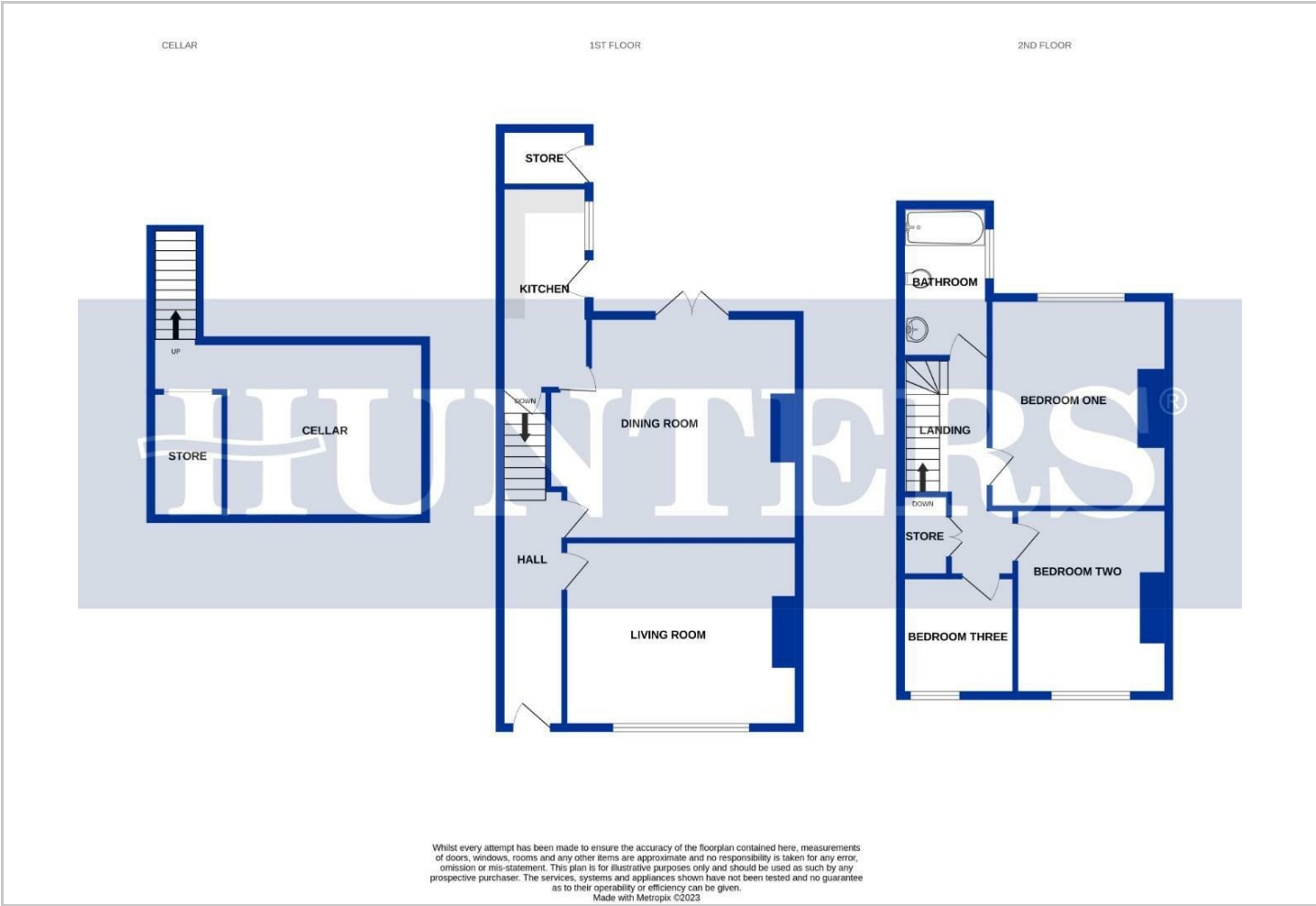
Hybrid Map



Terrain Map



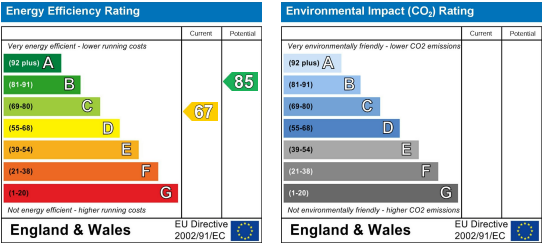
Floor Plan



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.