

# HUNTERS®

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## Richmond Close Bramley, Leeds, LS13 3HF

£270,000



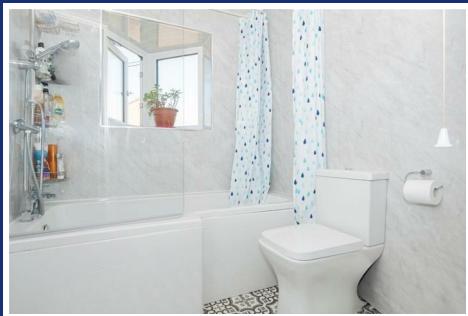
Council Tax: D



# 39 Richmond Close

Bramley, Leeds, LS13 3HF

£270,000



- Priced to sell!
- Three lovely bedrooms
- One-of-a-kind rear extension South-facing garden
- Substantial detached home
- Two well-sized reception rooms
- Contemporary kitchen
- Two bathrooms with downstairs W/C
- Off-street parking with garage and electric car charger
- Perfect for first-time buyers, couples and families alike
- Sought-after location near schools, parks and local amenities

Welcome to this **SUBSTANTIAL DETACHED** home, up for sale in a quiet and sought-after location. The house is neutrally decorated, offering a blank canvas to make it your own. It boasts great public transport links, nearby schools, local amenities, and parks, making it an ideal purchase for first-time buyers, couples and families alike.

The property has been **EXTENDED** and features **TWO** reception rooms, a kitchen opening to a large **CONSERVATORY**, three bedrooms, and two bathrooms with a downstairs W/C. The reception rooms are designed to let in an abundance of natural light, enhancing the versatile spaces. Reception room one is a **DINING ROOM**, opening up to the **SOUTH-FACING** garden patio, providing a perfect setting for al fresco dining. Reception room two is a cozy **LIVING ROOM** with enough space to accommodate your needs and provides access to the practical downstairs W/C.

The contemporary **KITCHEN** opens up to a **ONE-OF-A-KIND** conservatory and features a range-style cooker, tiled splashback, hi-gloss units, and a breakfast bar dining area. The extension provides great additional accommodation to serve as a playroom, dining area or study. This space is enhanced with central heating and French doors to the garden, creating an **OPEN-PLAN** heart of the home.

The house offers **THREE** bedrooms; the main bedroom is a well-sized double with an **ENSUITE**, garden view, and fitted wardrobes. The second bedroom is also a well-sized double with carpet flooring. The third room is a lovely single room, which can be used as a nursery or a potential **HOME OFFICE**.

The main house **BATHROOM** is fresh and bright, with a P-shaped bath with over shower, and a heated towel rail. The ensuite bathroom for the main bedroom is equally practical with a heated towel rail, shower, and W/C.

This property is set apart from the rest due to its deceptively substantial size, downstairs W/C, and a south-facing garden. Outside, there is even the added benefit of an electric car charger, off-street parking for four cars and a **GARAGE**. A viewing is highly recommended to truly see what there is to offer!

## KITCHEN

9'1" x 7'3" (2.78m x 2.22m)

## LIVING ROOM

16'2" x 11'11" (4.94m x 3.64m)

## DINING ROOM

12'0" x 8'8" (3.68m x 2.66m)

## WC

## CONSERVATORY

32'3" x 7'3" (9.84m x 2.22m)

## BEDROOM ONE

15'10" x 8'11" (4.84m x 2.74m)

## EN-SUITE

7'6" x 4'11" (2.30m x 1.50m)

## BEDROOM TWO

11'7" x 8'11" (3.55m x 2.74m)

## BEDROOM THREE

9'3" x 5'10" (2.82m x 1.78m)

## BATHROOM

9'9" x 5'10" (2.98m x 1.78m)



## GARAGE



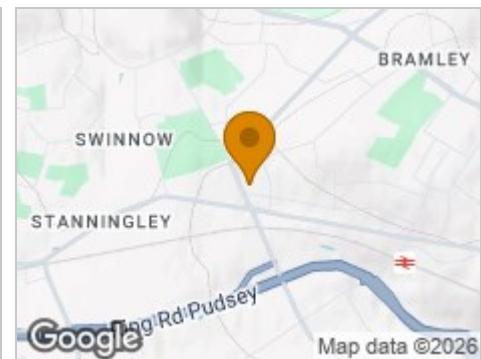
## Road Map



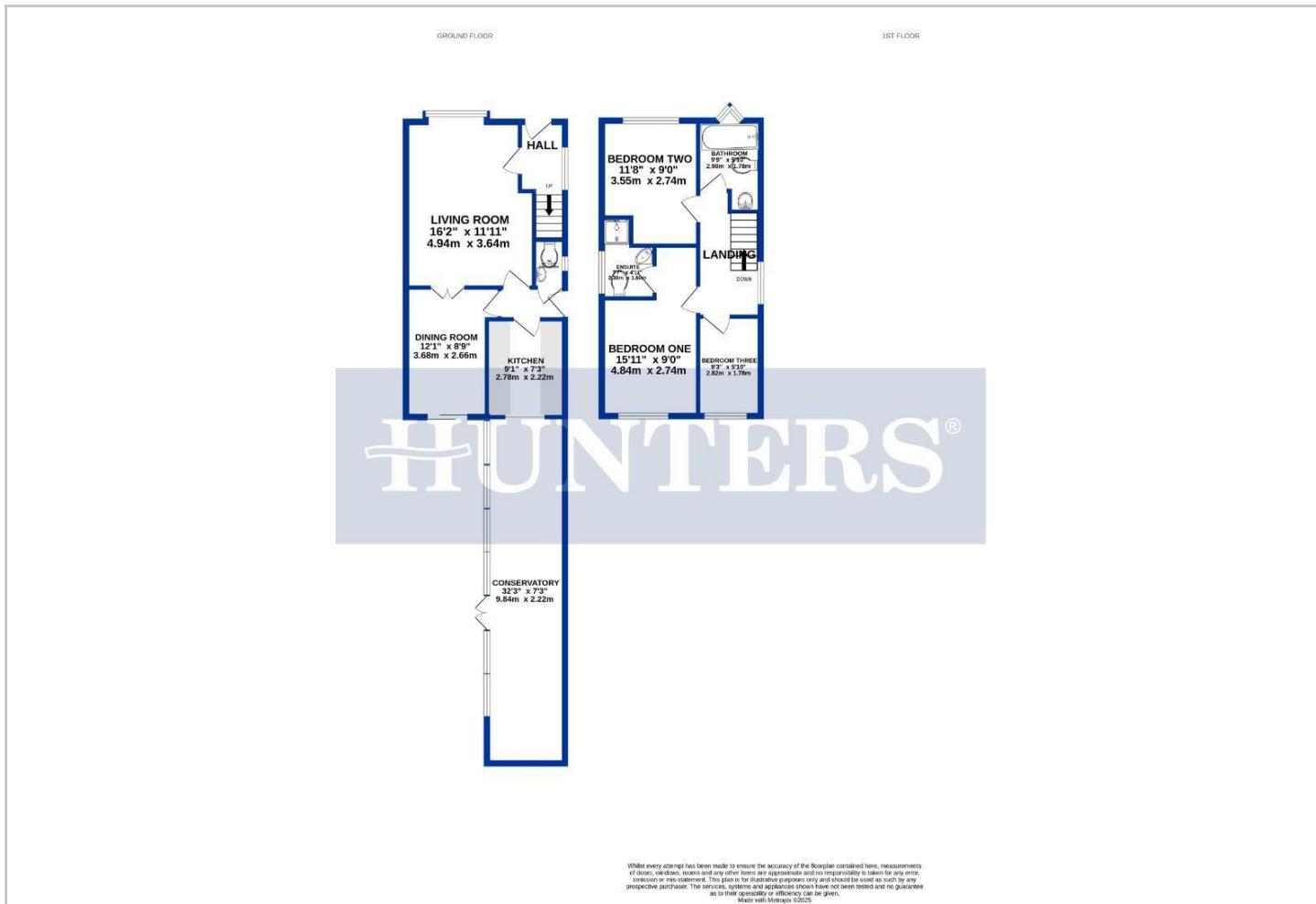
## Hybrid Map



## Terrain Map



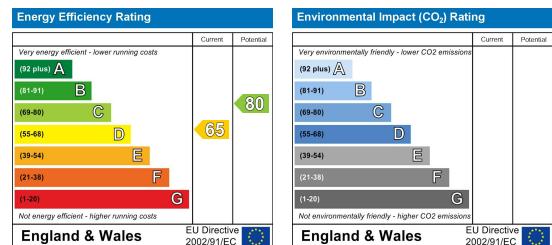
## Floor Plan



## 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.