

# HUNTERS®

HERE TO GET *you* THERE



## Swinnow Close Bramley, Leeds, LS13 4NF

£120,000



Council Tax: B



# 62 Swinnow Close

Bramley, Leeds, LS13 4NF

£120,000



- Fantastic two bedroom apartment
- Stunning finish throughout
- Open-plan reception room
- Contemporary kitchen with integrated fixtures
- Well-sized room sizes
- Modern bathroom suite
- Quiet cul-de-sac location
- Allocated and visitor parking available
- Ideal location nearby local amenities and transport links
- Council tax band 'B'

Stepping into this STUNNING TWO BEDROOM APARTMENT, you are instantly welcomed by a sense of homely charm and elegance. For sale and PERFECT for first-time buyers, couples, or downsizers, this property is nestled in a QUIET CUL-DE-SAC, surrounded by green spaces and local amenities. Schools are nearby and public transport links are excellent, ideal for those who commute. There's also the bonus of being near the Ring Road for LEEDS and Bradford, with connecting motorway links to the M1 and M62.

A key feature of this apartment is its GORGEOUS FINISH with a bright and airy feel. Boasting an intercom entrance for added security, and an ALLOCATED PARKING space is available for your convenience. The reception room, with its L-shape OPEN-PLAN design and stunning finish, is bathed in natural light from the Juliet balcony and large window. The room's panelled feature wall adds a touch of sophistication and there's plenty of room to accommodate friends and family.

The KITCHEN, with its nice finish and high gloss fitted units, is a dream for any home cook. The arched open-plan doorway opens to a DINING SPACE, perfect for hosting dinner parties. You'll appreciate the tiled splashback and the convenience of an integrated fridge freezer and oven.

The main bedroom is a well-sized double, offering a BLANK CANVAS for you to put your own stamp on it and the lovely greenery outlook is sure to bring tranquillity to your mornings. The second bedroom is versatile, fit for a double or single bed, or it could be your ideal HOME OFFICE. Currently, it's being used as a fantastic DRESSING ROOM, but you can use this space to suit your needs!

The BATHROOM is fresh and clean, with a modern tiled suite and a bath with an overhead shower. The heated towel rail is a luxurious touch. With council tax band B, allocated PARKING and stunning finish, this apartment is a fantastic opportunity not to be missed!

COMMUNAL ENTRANCE

ENTRANCE HALL

LIVING ROOM

DINING AREA

KITCHEN

BATHROOM

BEDROOM ONE

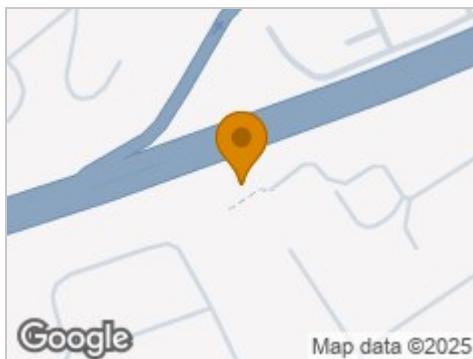
BEDROOM TWO

COMMUNAL GARDENS

ALLOCATED & VISITOR PARKING



## Road Map



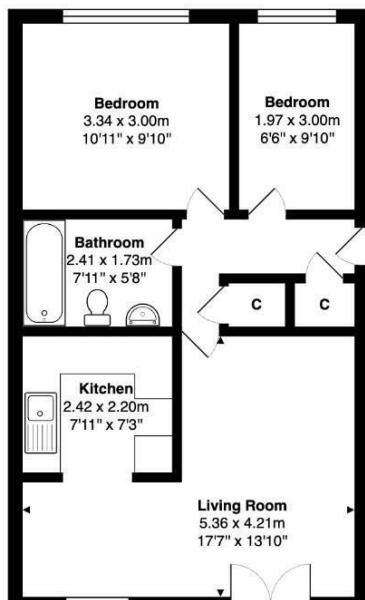
## Hybrid Map



## Terrain Map



## Floor Plan



Ground Floor

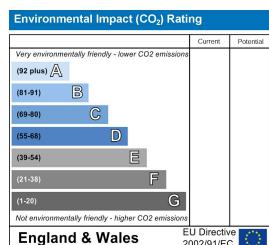
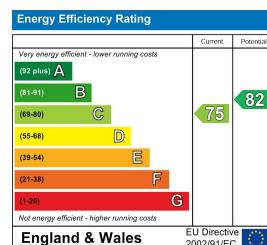
Total Area: 49.7 m<sup>2</sup> ... 535 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.