

# HUNTERS®

HERE TO GET *you* THERE



## Aston Grove

Bramley, LS13 2DL

Asking Price £155,000



# 34 Aston Grove

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Asking Price £155,000



- Three bedroom mid terraced house
- No forward chain
- Now requires some modernisation
- Enclosed south facing garden to rear/Amazing long distance views
- Garage and driveway
- Council tax band B

Hunters are delighted to offer for sale this WELL PRESENTED MID TERRACED HOME with THREE BEDROOMS, DINING KITCHEN, GARDENS, GARAGE AND GATED DRIVEWAY. The house is located in a convenient residential location which is popular being close to the Bramley Shopping Centre with all the amenities on offer including shops, bars, healthcare services and having excellent access to the public transport, road and rail links to the city centres of both Leeds and Bradford and the motorway networks beyond. In addition it is important to note that the brand new CYCLE SUPER HIGHWAY is just a short distance away from the property which is a fantastic leisure service provided for commuters and families to cycle safely throughout the area.

The property benefits from a serviced GAS FIRED CENTRAL HEATING SYSTEM and PVC DOUBLE GLAZING and comprises; entrance hall, lovely lounge with picture window and fantastic LONG DISTANCE VIEWS, FITTED DINING KITCHEN with useful UNDERSTAIRS PANTRY CUPBOARD and door out to the sunny rear garden, upstairs are THREE GOOD SIZED BEDROOMS, very well presented THREE PIECE SHOWER ROOM SUITE which is of a modern style in white with large double cubicle and SOLID WOOD FLOORING.

Outside there is a low maintenance front approach to the house with a GATED BLOCK PAVED DRIVEWAY for OFF STREET PARKING, INTEGRAL UNDERBUILD GARAGE with LARGE STORAGE ROOM to the rear and a PRETTY ENCLOSED SUNNY REAR COURTYARD STYLE GARDEN with established planting. Viewing this property is highly recommended in order to fully appreciate the size and position of this lovely family home.

The location of the property is ideal for commuting links to both Leeds and Bradford by bus via Stanningley road which is located within 500 meters. Bramley railway station is also located within 1 mile from the address. There are an excellent range of local shops and amenities at Bramley shopping centre which is located within 500 meters.



## ENTRANCE HALL

PVC double glazed entrance door. Staircase to first floor. Radiator.

## KITCHEN/DINER

16'1" x 7'1" (4.90 x 2.16)

## LIVING ROOM

15'10" x 12'10" (4.83 x 3.91)

## BEDROOM ONE

13'2" x 10'1" (4.01 x 3.07)

## BEDROOM TWO

10'0"X 9'11" (3.05X 3.02)

## BEDROOM THREE

8'6" x 5'9" (2.59 x 1.75)

## SHOWER ROOM

7'1" x 5'9" (2.16 x 1.75)

## LOFT

## REAR GARDEN

## FRONT GARDEN

## REAR ELEVATION

## VIEWS

## GARAGE



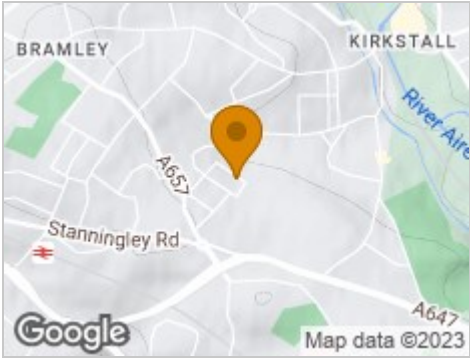
Road Map



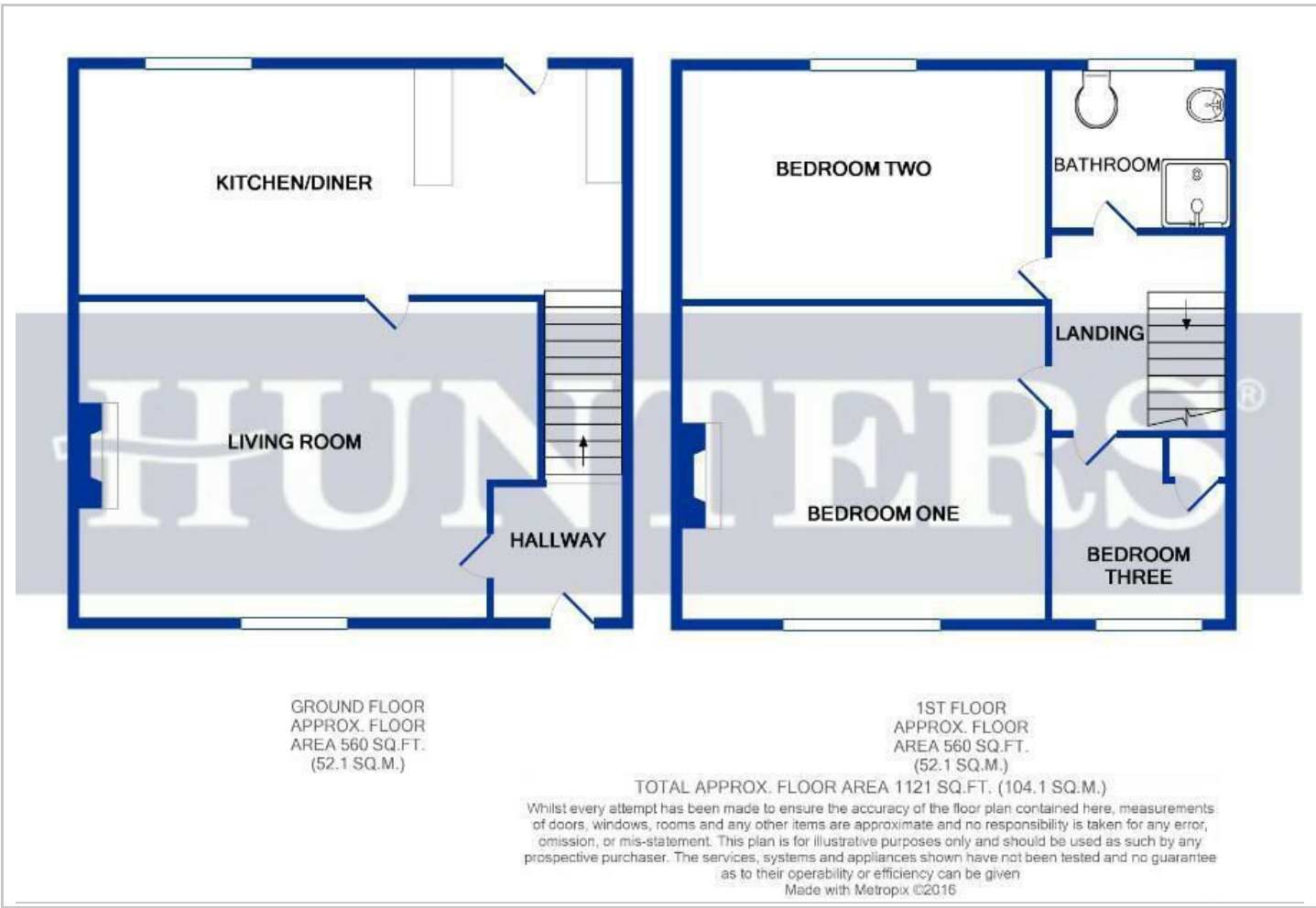
Hybrid Map



Terrain Map



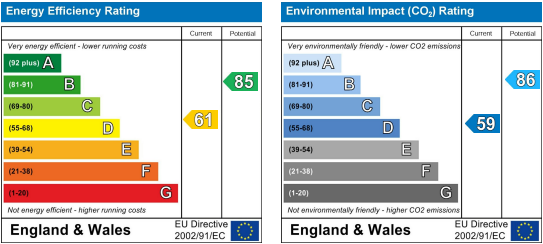
Floor Plan



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.