

HUNTERS[®]

HERE TO GET *you* THERE



Osbourne Court, Back Lane

Bramley, Leeds, LS13 4BN

Offers In The Region Of £105,000



Council Tax: A



16 Osbourne Court, Back Lane

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- One bedroom ground floor apartment
- No forward chain
- Neutral, ready to move into accommodation
- Excellent sized double bedroom
- Well maintained communal grounds
- Allocated parking space
- Close to transport links and amenities

Offered to the market with NO FORWARD CHAIN is this well presented ONE BEDROOM APARTMENT which is located on the GROUND FLOOR of this 'Listed' attractive conversion in Bramley. The property offers neutral and ready to move into accommodation throughout and is sure to appeal to a range of buyers, in particular DOWNSIZERS and BUY TO LET INVESTORS. Conveniently placed to access an excellent range of local amenities and transport links, early viewing is advised.

With the benefit of a SECURITY INTERCOM SYSTEM, DOUBLE GLAZING and ELECTRIC HEATERS (there is no gas supply to the property), the accommodation briefly comprises: COMMUNAL ENTRANCE with two entrances, one accessed to the front on Back Lane and the other accessed to the rear on Osbourne Court. A generous sized LIVING ROOM and a KITCHEN which has a good range of modern wall and base storage units, an integrated electric oven, hob and extractor hood and a fridge/freezer and washing machine. The HALL has a useful storage cupboard and leads to BEDROOM ONE which is an excellent double sized room and also the BATHROOM which has a three piece suite with overhead electric shower and part tiled walls.

Outside, there are well maintained COMMUNAL GROUNDS and an ALLOCATED PARKING SPACE.

The location of the property is ideal for commuting links to both Leeds and Bradford by bus via Stanningley road which is located within 300 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 800 meters and Raynville Academy is within 350 meters.

LIVING ROOM

14'5" x 11'1" (4.4m x 3.4m)

KITCHEN

14'1" x 4'11" (4.3m x 1.5m)

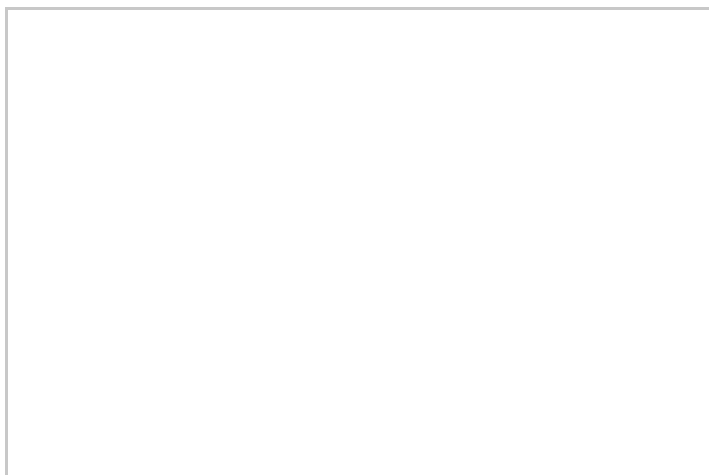
HALL

BEDROOM

14'1" x 12'5" (4.3m x 3.8m)

BATHROOM

8'10" x 4'11" (2.7m x 1.5m)



Road Map



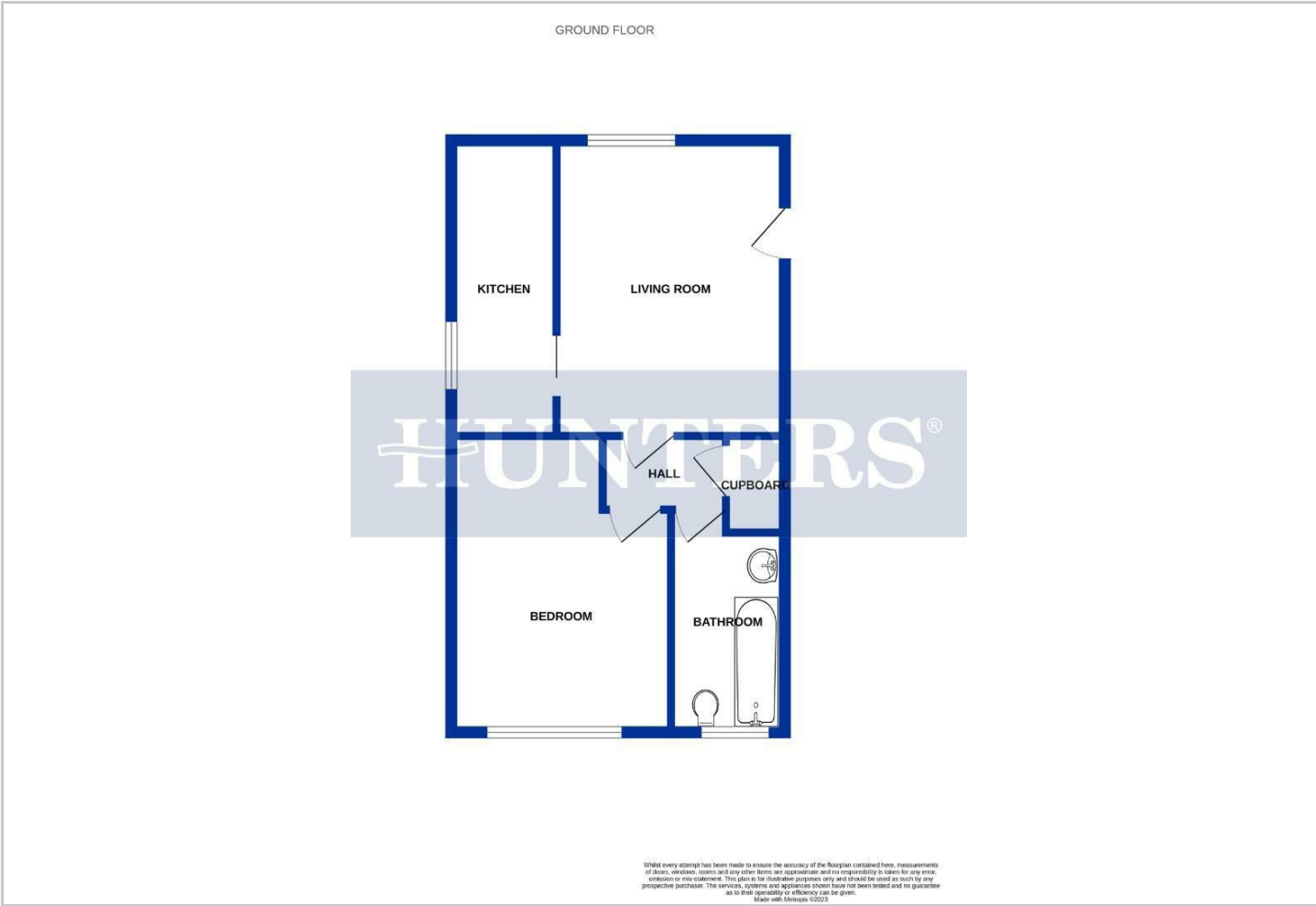
Hybrid Map



Terrain Map



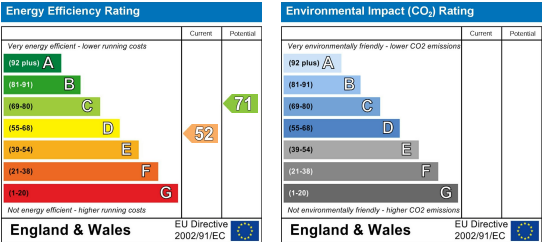
Floor Plan



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.