

HUNTERS®

HERE TO GET *you* THERE



Wellstone Gardens

Leeds, LS13 4EF

£175,000



Council Tax: A



38 Wellstone Gardens

Leeds, LS13 4EF

£175,000



- Semi detached house
- Two spacious double bedrooms
- Large conservatory extension
- Well-maintained rear garden
- PVC double glazing throughout
- Gas central heating
- Off road parking
- Wooden and brick garden store
- Near public transport links
- Close to local amenities

This semi-detached house, perfect for first-time buyers or investors, features TWO double bedrooms, a conservatory with garden views, and a charming kitchen, all within a convenient location near transport links and local amenities.

Now offered for sale is this semi-detached house in good condition, ideally suited for first-time buyers or investors. This property boasts 2 double bedrooms, a bathroom, a kitchen, and a single reception room, complete with gas central heating and PVC double glazing throughout.

The LIVING room features a large front window and sliding doors that lead to the CONSERVATORY extension, providing ample natural light and a stunning view of the garden. The conservatory also offers additional living space and a peaceful area to relax while overlooking the well-maintained garden.

Both of the DOUBLE bedrooms are spacious and offer plenty of room for furnishings. The BATHROOM is fitted with a white suite, vanity sink, and has tiled walls, plus a shower over the taps.

The KITCHEN is functional and welcoming, equipped with ample storage units, a worktop with sink, and space for a fridge freezer. It also features a unique stable style side door, adding to the character of the property.

The property has off road parking space at the front, the rear garden is a standout feature of this property, part paved, part lawned, and comes with a wooden and brick garden store equipped with power and a sink with a cold-water tap.

The property is located near multiple public transport links, local amenities, walking and cycling routes, and a train station, adding to the convenience of living here.

In summary, this is a great opportunity to secure a home that offers comfort, functionality, and a central location. Don't miss out on this wonderful property.

The area of Bramley centres around Bramley Town Street and the excellent shopping centre which has a good variety of shops and public facilities, public houses, the park and Bramley swimming baths. Bramley is also well located for commuting to Leeds and Bradford and the motorway network via train and road links. There are also frequent bus services from Bramley to neighbouring areas accessing pleasant walks to the canal and nature reserve at Rodley.

Tel: 0113 257 6198

KITCHEN

13'3" x 9'6" (4.04m x 2.91m)

LIVING ROOM/DINER

19'10" x 11'6" (6.05m x 3.51m)

CONSERVATORY

16'7" x 8'8" (5.08m x 2.65m)

BEDROOM ONE

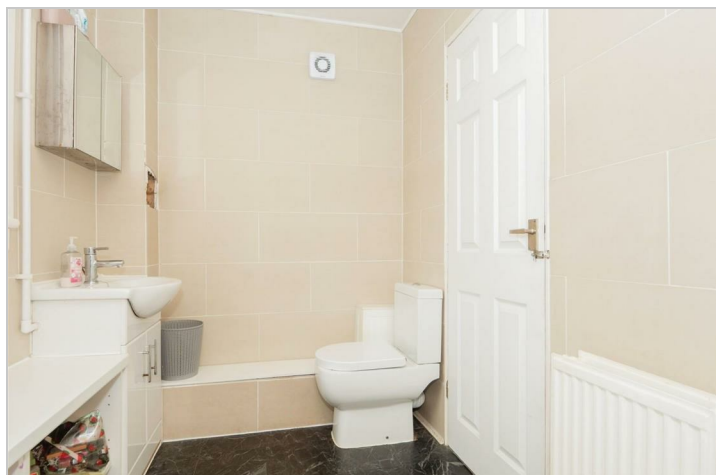
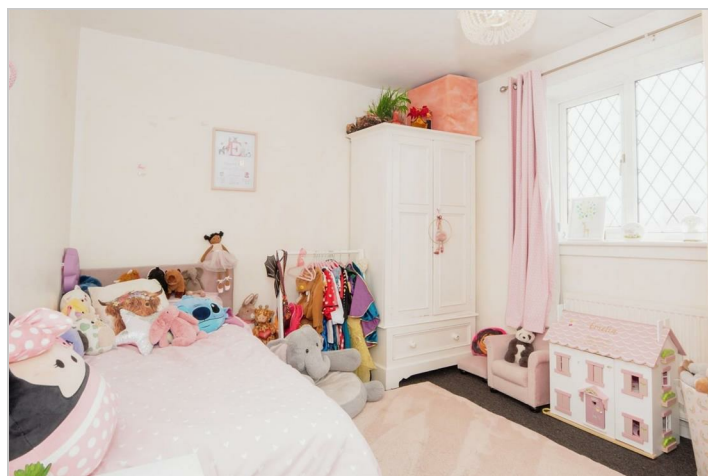
16'8" x 9'8" (5.10m x 2.97m)

BEDROOM TWO

13'7" x 10'1" (4.15m x 3.08m)

BATHROOM

8'11" x 5'6" (2.73m x 1.68m)



Road Map



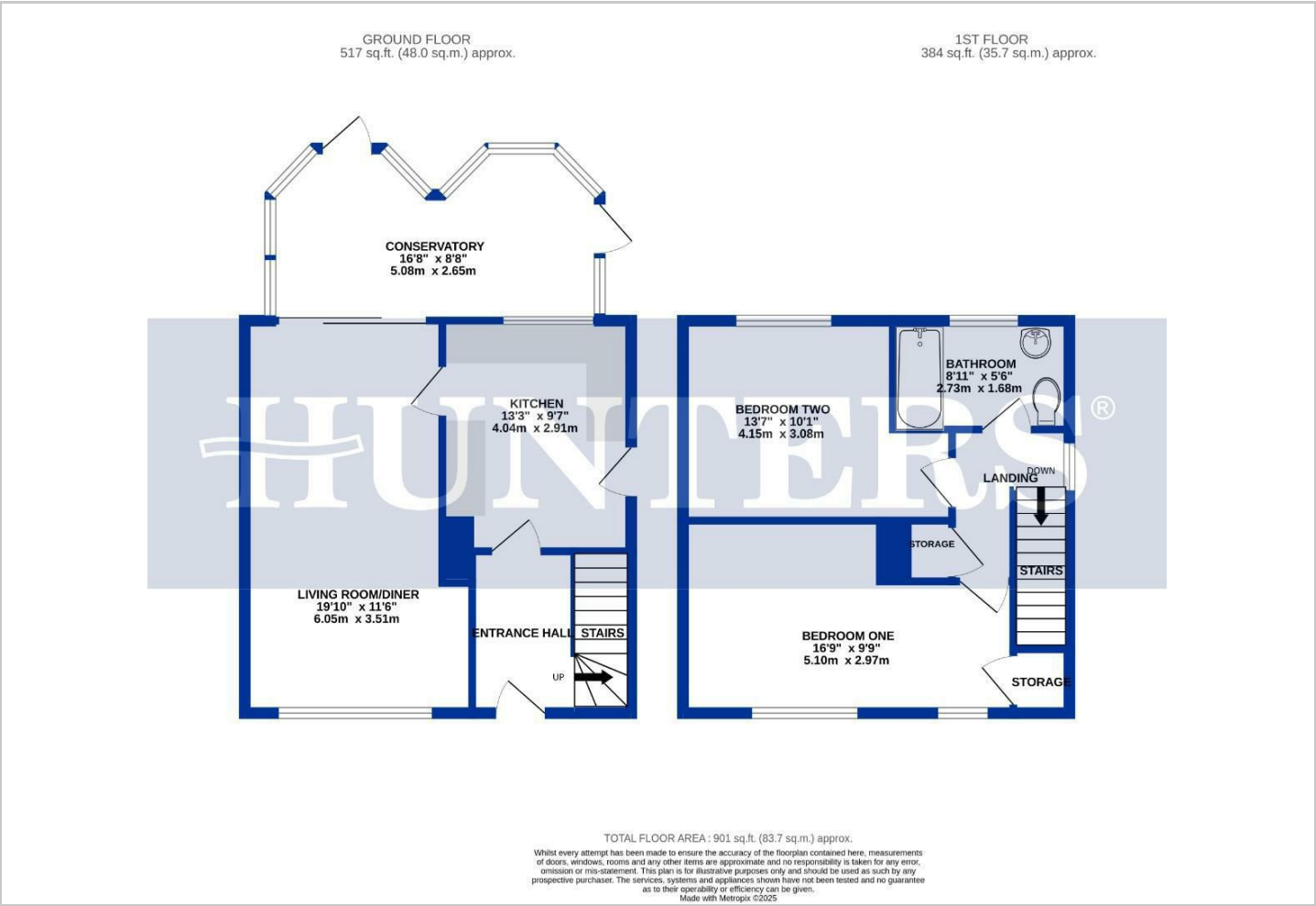
Hybrid Map



Terrain Map



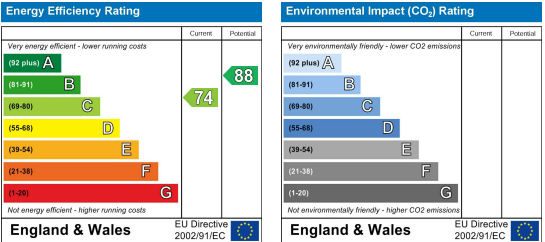
Floor Plan



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.