

HUNTERS®

HERE TO GET *you* THERE



Lincroft Crescent

Bramley, Leeds, LS13 2JN

£220,000



Council Tax: A



48 Lincroft Crescent

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£220,000



- Immaculate condition
- High standard finish
- Log burner with mantle
- Conservatory with central heating
- Two double bedrooms
- Modern tiled bathroom
- Integrated kitchen appliances
- Beautiful garden with sun terrace decking
- Two off-street parking spaces
- Walking distance to amenities

This **IMMACULATE** semi-detached house, perfect for first-time buyers, families, or couples, features a well-sized reception room with a log burner, two double bedrooms, a modern kitchen and bathroom, a conservatory, a beautiful garden with a sun terrace, and convenient off-street parking, all done to an **EXCELLENT FINISH** and within walking distance to local amenities and transport links.

Introducing to you to this **STUNNING** semi-detached house that is currently listed for sale. This house is in immaculate condition and has been finished to a **HIGH STANDARD** - well exceeding the 'ready to move into' tagline and makes the perfect home for first-time buyers, families, or couples.

The interior of this lovely home features a well-sized **LIVING ROOM**, which is truly the heart of the home. It boasts a **LOG BURNER** with a feature wooden mantle, tasteful decoration, and a **CONSERVATORY** extension that has a proper foundation and central heating, making it a cosy spot for relaxation.

The **KITCHEN**, like the rest of the house, is in immaculate condition with modern glossy units, an integrated oven, and benefits from added under stair storage. It is bathed in natural light and even has an additional **PORCH** entrance, adding to its charm.

The property boasts **TWO DOUBLE** bedrooms. The first bedroom is well-sized, bright, with a lovely outlook towards Leeds, and features carpet flooring for added comfort. The second bedroom is also a great space and comes with hardwood flooring and fitted storage, perfect for keeping your belongings organised.

The house also has a modern tiled **BATHROOM** that is a lovely blend of practicality and relaxation, with a combi shower/bath setup and an excellent finish.

Outside, you will find a beautiful and secure **GARDEN** with raised flower beds and a sun terrace decking, perfect for enjoying sunny days. The property also benefits from a two-car drive for off-street parking, an added convenience for any homeowner.

Located within walking distance to shops, public transport links, nearby schools, local amenities and parks, this property offers a perfect blend of tranquillity and accessibility. With a council tax band of A, this house is a fantastic opportunity not to be missed. We eagerly invite you to come and view this stunning home!

Tel: 0113 257 6198

KITCHEN

11'11" x 9'4" (3.65m x 2.87m)

LIVING ROOM

15'3" x 11'11" (4.66m x 3.65m)

CONSERVATORY

10'1" x 9'5" (3.09m x 2.88m)

BEDROOM ONE

11'11" x 10'5" (3.65m x 3.19m)

BEDROOM TWO

9'2" x 8'9" (2.81m x 2.69m)

BATHROOM

8'2" x 5'0" (2.49m x 1.53m)



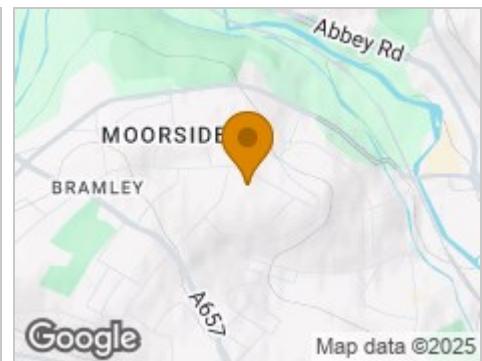
Road Map



Hybrid Map



Terrain Map



Floor Plan



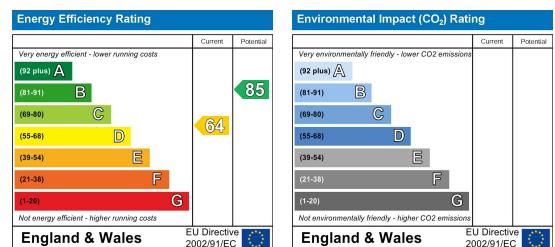
Total Area: 67.6 m² ... 728 ft²

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.