HUNTERS®

HERE TO GET *you* THERE

Somerdale Grove

Bramley, Leeds, LS13 4SD

Guide Price £187,000

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Council Tax: B

41 Somerdale Grove

Bramley, Leeds, LS13 4SD

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- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- The Modern Method of Auction
- Buyers fees apply
- Mid through terraced
- Three bedrooms
- Off-road parking
- South facing rear garden
- Conservatory extension
- Solar panels, generating daytime power

This charming, terraced house, featuring three bedrooms, a conservatory, solar panels, and off-road parking, is situated in a quiet Cul de sac near Bramley station, offering modern neutral décor and convenience for first-time buyers or families.

This delightful, terraced house is now available for sale. A testament to neutral décor and thoughtful design, the property is in good condition and awaits its new owner.

The house features THREE bedrooms; two spacious doubles and a versatile single which could serve as a home office, perfect for the changing needs of modern life. The BATHROOM is sleek and inviting, with a heated towel rail, fresh white suite, and tastefully tiled walls.

The property boasts a single LIVING ROOM with a laminated wood floor and a large window at the front providing ample natural light. The KITCHEN/DINER is a homemaker's dream, offering a dining space, fitted units and drawers, a single oven/gas hob, and space for a fridge freezer. Furthermore, doors lead straight from the kitchen into a beautiful CONSERVATORY extension, providing an additional space to relax, work, or entertain.

Unique features that set this property apart include SOLAR panels, generating daytime power, gas central heating, PVC double glazing, and off-road parking. Another bonus is the paved rear garden - an easily manageable outdoor space that will be a joy in the warmer months. The property also benefits from being sold with NO CHAIN involved and is situated in a quiet Cul de sac position.

Located in a sought-after urban area, the house is close to Bramley station and has excellent public transport links. Local amenities, walking and cycling routes are easily accessible. This property is ideally suited to first-time buyers or families. An opportunity not to be missed!

The popular 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.

AUCTION COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

ENTRANCE HALL

LIVING ROOM
13'1" 68'10" x 12'0" (4. 21 x 3.67)

KITCHEN/DINER
14'11" x 8'11" (4.57 x 2.73)

CONSERVATORY
10'7" x 10'2" (3.23 x 3.12)

BEDROOM ONE
11'8" x 9'9" (3.56 x 2.98)

BEDROOM TWO
10'11" x 9'9" (3.35 x 2.98)

BEDROOM THREE
7'8" x 5'2" (2.34 x 1.60)

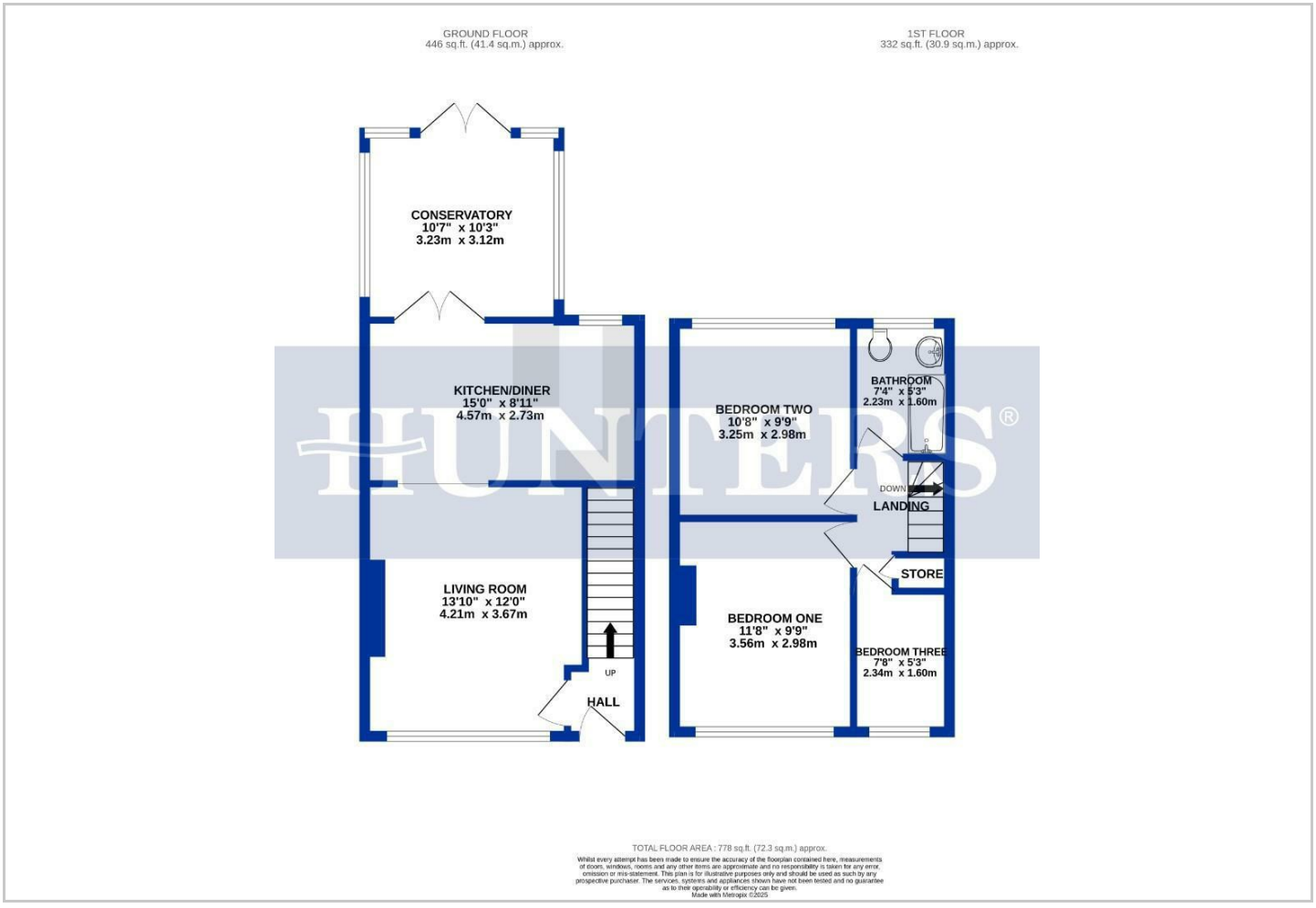
BATHROOM
7'3" x 5'2" (2.23 x 1.60)

Road Map

Hybrid Map

Terrain Map

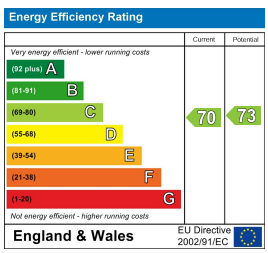
Floor Plan

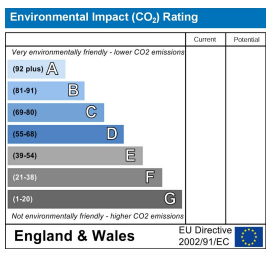


Viewing

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.

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