

# HUNTERS®

HERE TO GET *you* THERE



**Broad Lane**

Bramley, LS13 2JJ

£995 Per Month



Council Tax:





# 159 Broad Lane

Bramley, LS13 2JJ

£995 Per Month



- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- DINING KITCHEN
- GARDEN AND GARAGE
- NEW CARPETS
- CLOSE TO BRAMLEY SHOPPING CENTRE
- UNFURNISHED
- EPC RATING- D

Hunters are delighted to offer TO LET this spacious THREE BEDROOM semi-detached home, ideally located on Broad Lane in Bramley.

This property offers excellent access to a wide range of local amenities, including shops, cafes, and schools, with Bramley Shopping Centre less than half a mile away. There are also fantastic transport links nearby, with regular bus routes providing easy access to both Leeds and Bradford city centres making it an ideal home for commuters or families alike.

Internally, the property features generous living accommodation throughout, including a bright and airy living room, a well-proportioned kitchen, three good-sized bedrooms, and a family bathroom. Externally, the home benefits from gardens front and rear.

The property is offered unfurnished and is available by appointment only. Viewing is highly recommended, contact Hunters today to arrange your appointment!

## ENTRANCE HALLWAY

## LIVING ROOM

16'7" x 13'10" (5.06m x 4.22m)

## DINING KITCHEN

11'9" x 11'7" (3.60m x 3.55m)

## BEDROOM ONE

11'11" x 11'7" (3.64m x 3.55m)

## BEDROOM TWO

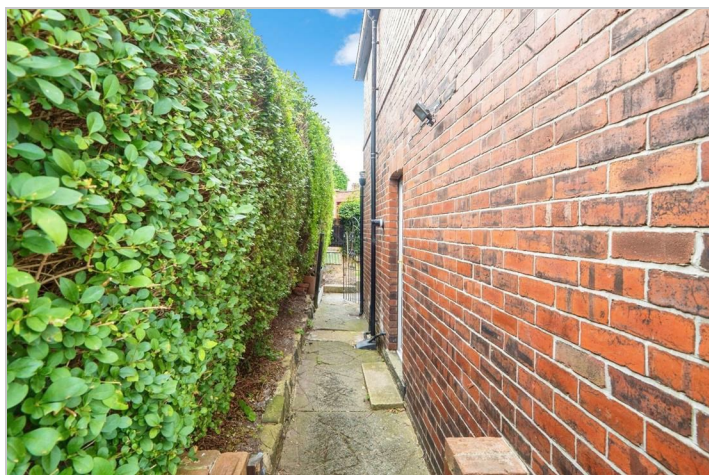
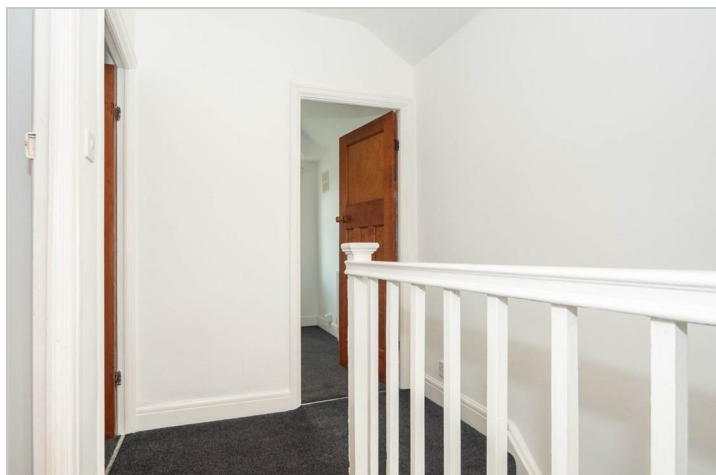
11'1" x 10'11" (3.39m x 3.35m)

## BEDROOM THREE

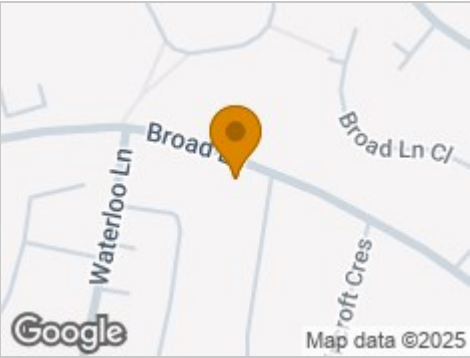
8'3" x 6'5" (2.53m x 1.97m)

## BATHROOM

7'4" x 5'6" (2.26m x 1.70m)



Road Map



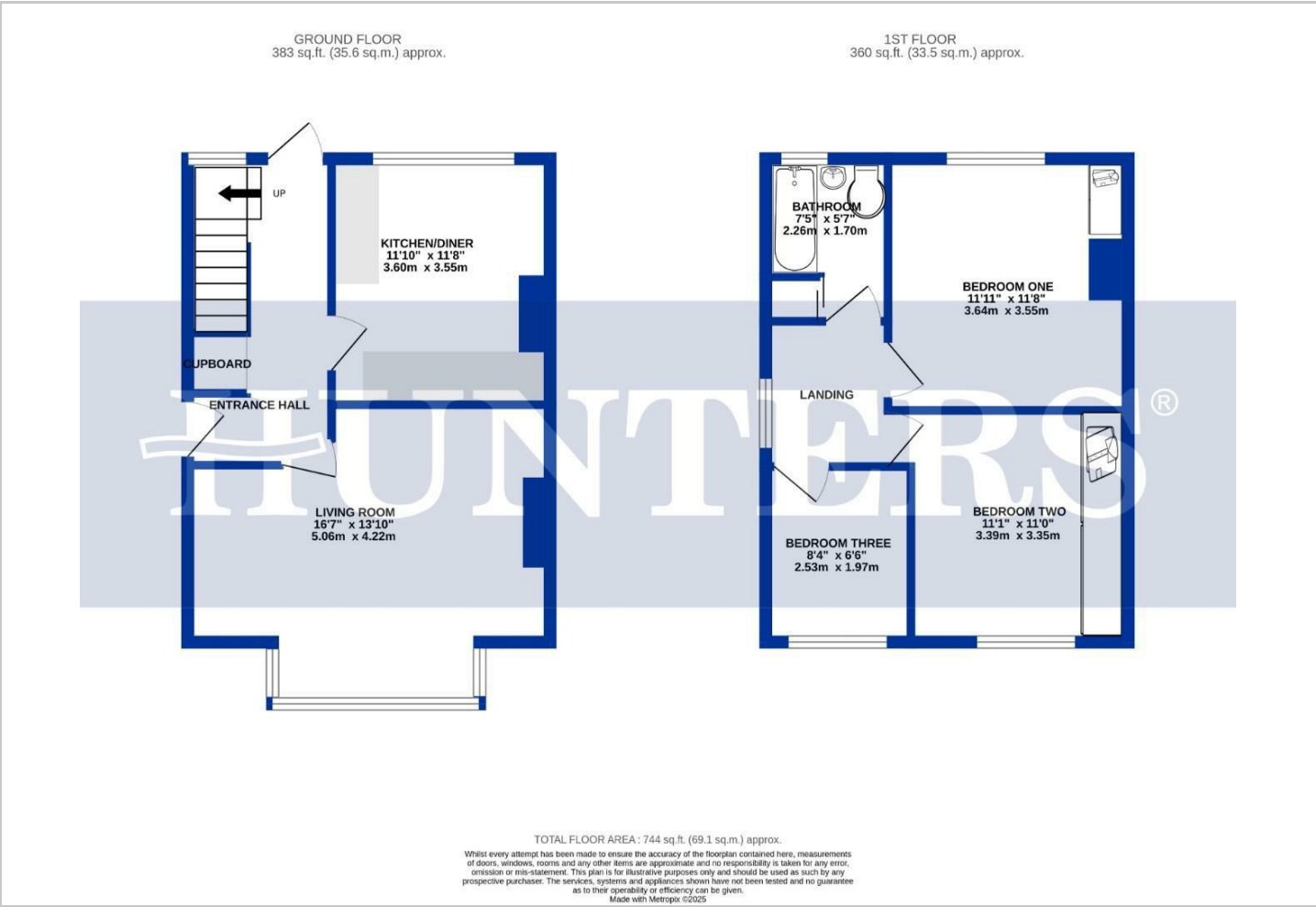
Hybrid Map



Terrain Map



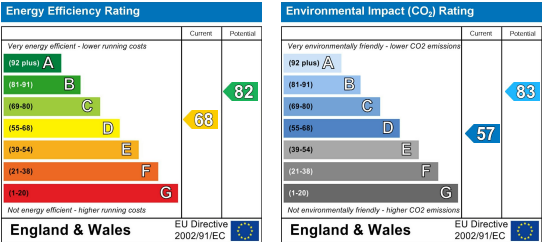
Floor Plan



Viewing

Please contact our Hunters Pudsey Lettings Office on 01132576198 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.