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**LINLEY &
SIMPSON**



LEEDS ROAD, BRAMHOPE, LEEDS, LS16 9AN

Stunning detached home having been refurbished by the present owners offering stylish and contemporary four bedroom, three bathroom accommodation with a fantastic breakfast kitchen with family room off, featuring a delightful, sunny 'mediterranean style' rear garden, double garage and ample secure parking.

Price Reduced To £649,950

We are delighted to offer this stunning detached home to the market, which has been improved and extended over the last five years now providing impressive, quality four bedroom, three bathroom accommodation together with a superb living family kitchen which overlooks a sunny Mediterranean style rear garden.

Briefly, the property comprises: Reception hall and cloakroom/wc, through lounge with dual aspect, dining room and open plan living family kitchen with a utility room off to the ground floor together with master bedroom with contemporary en suite shower room, second bedroom suite which would be ideal for a dependent relative/teenager with en suite shower room, two further bedrooms and a house bathroom to the first floor. In addition, there is a drop down ladder leading to a large loft area with double glazed dormer window having an attractive aspect, which may provide potential for conversion - subject to consent. Outside, the driveway provides extensive off road parking for several cars and there is also a double garage and attractive, sunny enclosed rear gardens. The property offers a secure environment, ideal for those wanting a "lock up and leave" featuring CCTV and a secure entry system with electric gates.

Situated within the heart of Bramhope village, the property is close to local amenities including coffee shops, deli, butchers, newsagent and the highly regarded primary school, having achieved "outstanding" in the last Ofsted inspection. There is a regular bus service outside the property providing access to Leeds city centre, the popular market town of Otley and the fashionable Spa town of Ilkley. Bramhope is conveniently situated approximately 7 miles from Leeds, 10 miles for Harrogate and 10 miles from Bradford, ideal for those commuting to business centres nearby. Leeds/Bradford International airport is also very close by and there are train stations available at Weeton and Horsforth.

In our opinion, this size and quality of this superb property cannot be fully appreciated without an internal inspection. With double glazing throughout, gas central heating, burglar alarm and CCTV system, the accommodation briefly comprises:

GROUND FLOOR

ENTRANCE HALL

Composite front door with window panel, designer upright radiator, turned staircase leading to first floor landing, moulded ceiling cornice, low voltage downlights and engineered wood flooring.

WC/CLOAKROOM

Double glazed window to front, stylish low level WC and vanity unit with hand wash basin and mixer tap, mosaic tiled splashback, tiled flooring with under floor heating and low voltage downlights.

LOUNGE

Double glazed window to front, original polished wooden floor boards, feature fire, coving to ceiling, double glazed French door leading into the private rear garden, double doors from the hallway, low voltage downlights and central heating radiator.

DINING ROOM

Double glazed windows to front and side, engineered oak wood flooring, wood burning stove, coving to ceiling and central heating radiator. This room could be used as a second lounge, if preferred.

LIVING FAMILY KITCHEN

Stylish and contemporary units with granite work surfaces and upstands, central island with granite worktop, Villeroy & Bosch sink unit and stylish tap, Rangemaster cooker with two ovens, grill and 5 ring gas hob, extractor hood over, Bibo water filtration and hot water system, integrated dishwasher, built in wine racks, double glazed windows overlooking the rear garden, composite back door leading to garden, two large Velux windows providing an abundance of natural light, upright designer radiator and ceiling spotlights. Open to:

SNUG

with double glazed French doors leading to garden, engineered oak wood flooring, upright designer radiator and low voltage downlights.

UTILITY

Fitted wall and base units, Franke sink unit, space for washing machine, space for dishwasher, double glazed window to side, upright designer radiator, low voltage downlights and tiled flooring.

FIRST FLOOR

LANDING

Feature window to front, coving to ceiling, central heating radiator and access to useful attic space via drop down ladder with double glazed dormer window to rear with an attractive aspect. In our opinion, the attic provides potential for conversion subject to necessary planning consent.

MASTER BEDROOM

Double glazed windows to front and side, low voltage downlights, coving to ceiling and central heating radiator.

STYLISH EN SUITE SHOWER ROOM

Stylish white three piece suite comprising step in shower cubicle with rain shower head and handset shower head, low level WC, vanity unit with hand wash basin, tiled floor with underfloor heating, upright designer radiator, mosaic tiled walls, low voltage downlights and double glazed window to rear.

BEDROOM TWO/SUITE WITH SHOWER ROOM

Comprising bedroom with exposed beams, Velux window to rear and contemporary spotlights. **Study area** with laminate flooring, double glazed window to front, coving to ceiling and low voltage downlights. **En suite** with step in shower cubicle with Mira thermostatic control, low level WC, vanity unit with hand wash basin and mixer tap, tiled flooring, chrome heated towel rail and extractor fan.

BEDROOM THREE

Double glazed windows to side and rear overlooking the rear garden, and central heating radiator.

BEDROOM FOUR

Double glazed window to front, laminate flooring, fitted storage unit with drawers and hanging space, and central heating radiator.

BATHROOM

Stylish white bathroom suite comprising panelled bath with shower over and screen to side, low suite wc, vanity basin with storage drawers below, tiled floor with underfloor heating, double glazed window, designer upright radiator, extractor fan and mosaic tiles splash

OUTSIDE

FRONT GARDEN

The property is set well back from the road and hidden behind mature conifer hedging, offering a good level of privacy and seclusion. There is secure off street parking for several cars via electric gates with entry system.

REAR GARDEN

Mediterranean style south west facing and private rear garden, mainly gravelled with Indian stone patio, feature brick wall with Virginia creepers, selection of plants and tropical palms, olive trees in pots (available by separate negotiation), attractive cobbled seating area, external lighting, water tap and side gate.

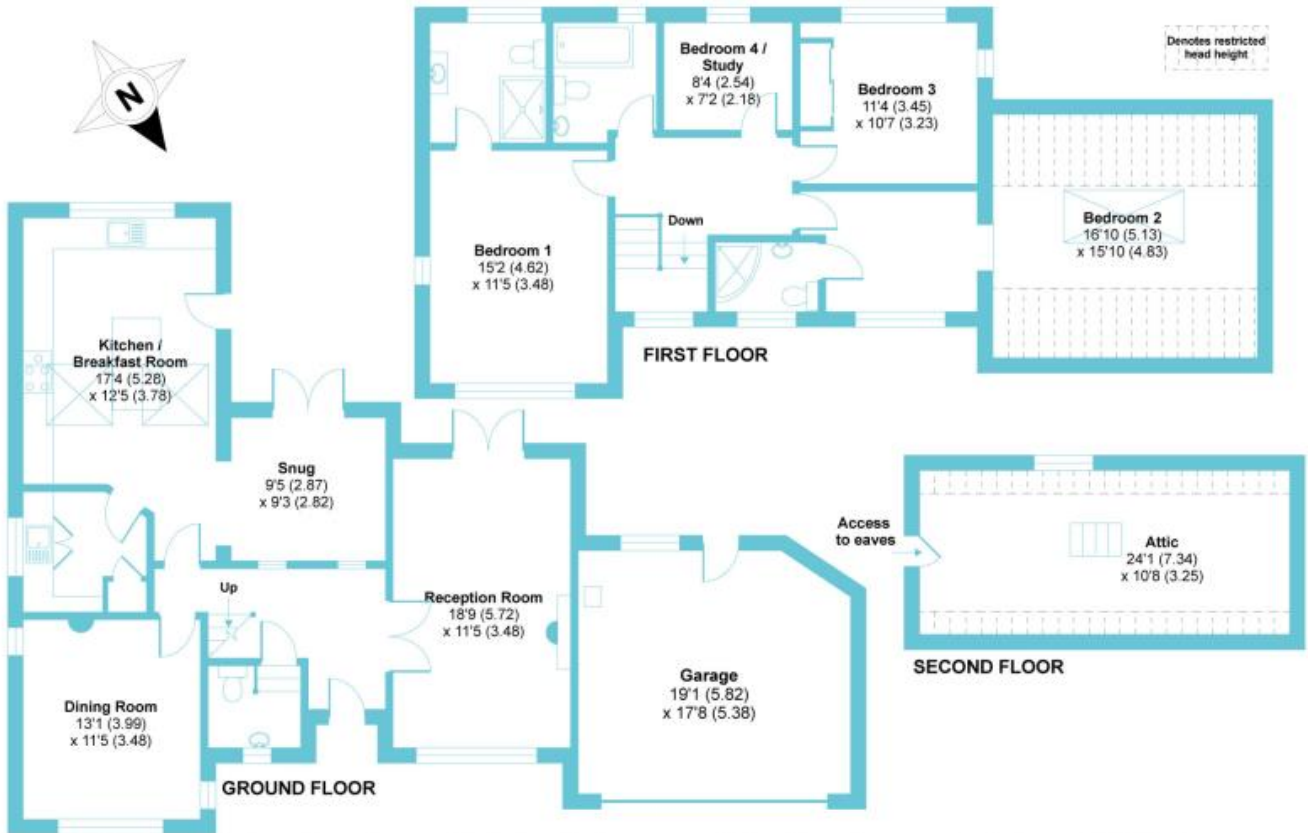
DOUBLE GARAGE

Electric up and over door, personal door to rear, light and power, pressurised hot water system providing ample hot water for family occupation. Gas fired central heating boiler covered by British Gas Homecare.



Leeds Road, Bramhope, Leeds, LS16

APPROX. GROSS INTERNAL FLOOR AREA 2238 SQ FT 207.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		52	61	(39-54) E	45	54	
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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