



LEEDS ROAD, BRAMHOPE

GUIDE PRICE £950,000

NORTH  
RESIDENTIAL

# A beautifully presented detached family home in the heart of Bramhope village.

115 Leeds Road is a cleverly extended and beautifully renovated detached family home, in the heart of the premium village of Bramhope. Having undergone a programme of renovations, the property boasts contemporary and stylish interiors throughout, whilst perfectly placed within its private plot.

Situated within striking distance of a renowned primary school, local shops, eateries and frequent bus links.

This home offers a fantastic lifestyle for a variety of different buyers.



**Tenure**  
Freehold

**Local Authority**  
Leeds City Council

**Council Tax Band**  
F

**EPC Rating**  
C





# Property Description.

This exceptional four-bedroom home offers well planned accommodation over two floors and in brief comprises; vestibule that flows into a warm and welcoming entrance hall with all three formal reception rooms flowing directly off this welcoming central space. House bathroom with corner bath and walk in shower.

To the left of the hallway is a sitting room with french doors out to the private garden, this fantastic space flows through into the impressive open plan living kitchen with a large roof lantern providing an abundance of natural light, bespoke handmade kitchen, contrast large central breakfast bar, integrated Neff appliances, a TV sitting area with media wall and bifold doors out to your garden - this stunning open plan space is truly the heart of the home and a versatile space for all to enjoy with underfloor heating.

Adjacent to the kitchen is a utility room with space for washing machine and tumble dryer and plenty of cupboard storage.

To the right of the hallway is an Impressive dual aspect 'L' shaped formal sitting/ dining room, with central sandstone fire surround and open working fire - a cosy place to relax with plenty of space for a large dining table.

Adjacent to the sitting/ dining room is a double bedroom and a full wall of built in wardrobes.

To the first floor is a generous landing with glass balustrade, a master bedroom with a full wall of built in wardrobes by Hammonds, Juliet balcony and en suite shower room.

There are two further double bedrooms, one with its own newly fitted en suite shower room, luxurious house bathroom and an abundance of eaves storage.

\*Underfloor heating flows throughout the kitchen, downstairs bedroom, bathroom and en suites.





## Outside

Once inside the gates a large driveway provides parking for numerous cars and access to the side of the property and garage. The mature hedging and electric gates offer great privacy and fantastic curb appeal to the front of the house. The phenomenal and sizable garden lays to the rear of the property, mainly laid to lawn with well stock planted borders, mature hedging and perfectly placed patio seating to follow the sun – this garden is a perfect space to enjoy with friends and family.

\*The property also benefits from a garage with additional room to the rear – the space is currently utilised as storage, however, full planning permission is valid until September 2026, for a double-story extension to convert the garage and even connect it to the main house.

## Services

We are advised the property has mains gas - mains electric and mains drainage.

## Location (LS16 9BL)

Bramhope is an increasingly popular village which is approximately 8 miles from the city of Leeds and within a short drive of the spa towns of Harrogate and Ilkley and Otley. Bramhope itself offers a range of local shops and also a welcoming public house. The village primary school is Ofstead rated 'Outstanding' and currently feeds to Prince Henry's Grammar School in Otley. There is a selection of recreational facilities to suit a range of age groups including young children's play area and various other leisure activities including an art group, tennis club and village bowling green. There are various public transport facilities to Leeds city centre, via Headingley and the university. Leeds Bradford Airport is also nearby and is only several minutes' drive away.



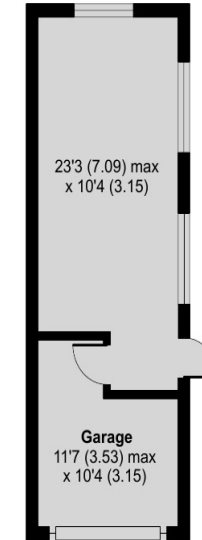
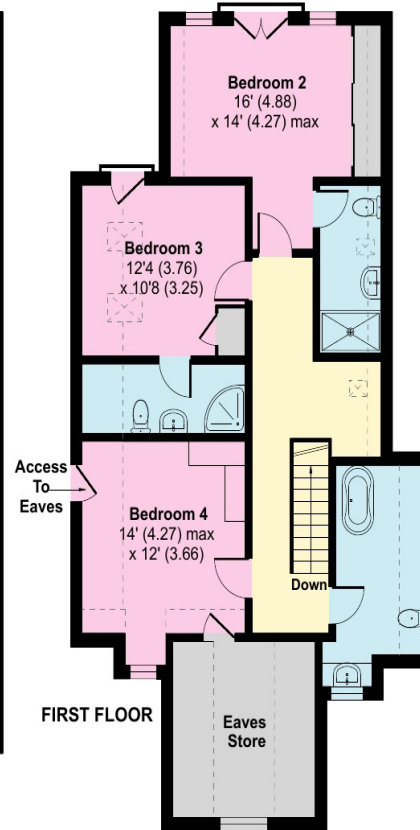
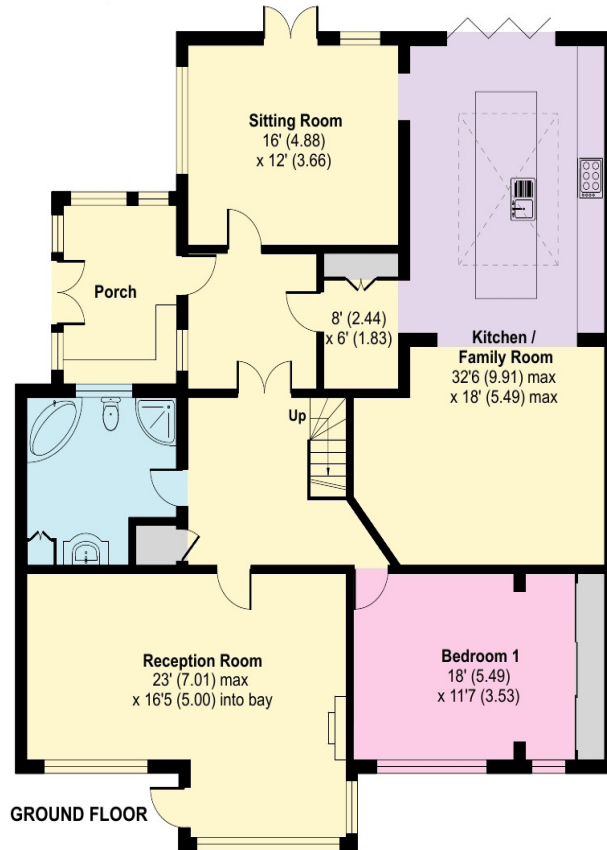
# Leeds Road, Bramhope, Leeds, LS16

Approximate Area = 2483 sq ft / 230.6 sq m  
 Limited Use Area(s) = 279 sq ft / 26 sq m  
 Garage = 329 sq ft / 30.5 sq m  
 Total = 3091 sq ft / 287.1 sq m

For identification only - Not to scale



Denotes restricted head height



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for North Residential. REF: 1140867

## LEEDS OFFICE - 0113 526 0711 - ROUNDHAY, LS8

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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