

# property details **approval form**

12 Spring Wood Crescent, Bramhope, Leeds, West Yorkshire, England, LS16 9GF

**Date:** 25 January 2024

**Property Ref and Version:** HEA108227 - 0006

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers over £525,000

Tenure: Freehold

## >> **key features**

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- > Detached Family Home
- > Four Spacious Bedrooms
- > Open Plan Family Kitchen
- > Driveway & Garage
- > Electric Car Charging Point
- > EPC Rating: B

## >> **short description**

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This property is well presented and requires no work, it is a spacious detached family home that was built in 2021 and offers stylish four bedroomed accommodation with a fantastic open plan family kitchen and is situated in this sought after development by Miller Homes in the village of Bramhope.

## >> **long description**

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This superb family home occupies a wonderful position on Spring Wood Crescent in the Spring Wood Park development by Miller Homes in Bramhope village. Since the current owners moved into the property they have improved their brand new home into a welcoming and cosy space and have fitted luxurious carpets, attractive flooring, fitted wardrobes and stylish and contemporary wooden slatted blinds. The property now offers a ready to move into home and would be perfect for family living. Briefly the property comprises; entrance hall with study and downstairs cloakroom off, a spacious formal living room to the front with bay window and a fantastic open plan living kitchen at the rear of the property with doors that open into the garden. The first floor offers four good sized bedrooms the master having an ensuite shower room the other three bedrooms been served by the house bathroom. Externally parking is available on the driveway which leads into the garage, there is an electric car charging point outside and at the rear the garden is enclosed and has both paved patio area's and lawned areas to complement. Bramhope is a very popular location been close to both the city centre but also having excellent schooling nearby yet remaining within easy reach of the countryside which is literally on the doorstep. The village its self provides for a number of amenities including hairdressers, convenience stores, pharmacy and the local pub The Fox and Hounds.

## >> **directions**

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**Your William H Brown office:** 1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE  
T 0113 278 5337 E [Headingley@williamhbrown.co.uk](mailto:Headingley@williamhbrown.co.uk)

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## >> room description

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### **Entrance Hall**

The front entry door opens in to the spacious entrance hall, which has attractive flooring and a radiator.

### **Cloakroom**

Fitted with a low flush WC, wash hand basin and window to the side.

### **Lounge**

18' 10" into bay x 11' 10" ( 5.74m into bay x 3.61m )

A spacious formal reception room having a radiator and feature bay window to the front.

### **Kitchen / Dining Room**

12' 8" x 23' 3" ( 3.86m x 7.09m )

The kitchen is fitted with a range of grey gloss wall and base units with attractive working surfaces, four point gas hob, extractor hood, electric oven, integrated fridge freezer, ceramic sink with mixer tap window to the rear and useful cupboard under the stairs in dining area. The dining area has ample space for a dining table and chairs, radiator and double doors that lead out to the garden at the rear.

### **Utility**

5' 4" x 6' 8" ( 1.63m x 2.03m )

A well planned functional place with door leading out to the side, providing access to the garage and having plumbing for automatic dishwasher a range of base units providing storage and the wall mounted gas fired combination boiler.

### **Study**

6' 7" x 6' 9" ( 2.01m x 2.06m )

With a window to the front elevation.

### **Landing**

With access to insulated loft and spacious storage cupboard. The landing is spacious in proportions having a window to the side elevation.

### **Bedroom One**

14' 10" x 10' 1" ( 4.52m x 3.07m )

A double bedrooms with a radiator, fitted wardrobes along one wall and two windows to the front elevation.

### **En-Suite**

Fitted with a contemporary white suite, Low flush WC, wash hand basin, shower cubicle, chrome heated towel rail and window to the side elevation.

### **Bedroom Two**

9' x 12' 4" ( 2.74m x 3.76m )

With fitted wardrobes, radiator and window to the rear.

### **Bedroom Three**

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10' 7" x 8' 10" ( 3.23m x 2.69m )

Double bedroom with window to the rear and radiator.

### **Bedroom Four**

10' 10" x 11' 1" ( 3.30m x 3.38m )

A spacious bedroom with window to the front and radiator.

### **Bathroom**

10' 9" x 11' 1" max ( 3.28m x 3.38m max )

Fitted with a contemporary white suite and chrome fittings, low flush WC, wash hand basin, bath, separate shower cubicle with mixer shower, chrome heated towel rail and window to the side.

### **Externally**

#### **Front Garden**

To the front of the property is a lawned garden area with a driveway to the side and an electric car charging point. Access to the garage is from the driveway and a door to the side elevation. A path leads down the side of the house to the rear garden.

#### **Rear Garden**

To the rear of the property, the garden is of good proportions with a lawned area and a paved patio. The garden is boarded by timber fencing with recent planting of trees and shrubs.

### **Bramhope**

Bramhope is a charming village situated in the scenic countryside of West Yorkshire. The village is surrounded by green landscapes and offers a peaceful escape from the hustle and bustle of urban life, whilst benefiting from bus routes to the city centre and surrounding areas. Local amenities include quaint shops, cafes as well as having good access to well regarded schools.

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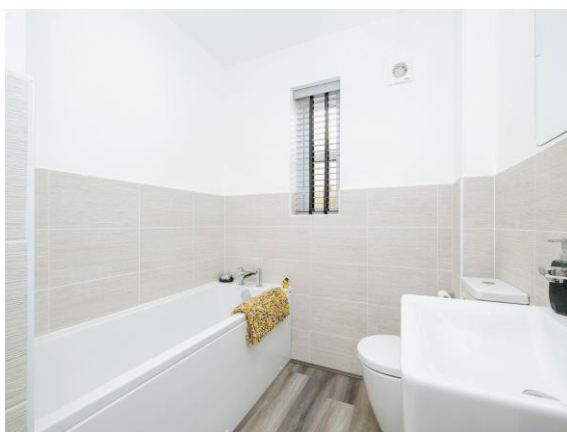
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## >> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## >> approval

	Signature	Date
Jack Pinder		
Mr P. Chohan		