



## Offers Around £1,195,000

### Description

A distinctive looking detached house with four double bedrooms, two bathrooms, spacious flexible ground floor living space, beautiful private ½ acre garden on sought after Creskeld Crescent.

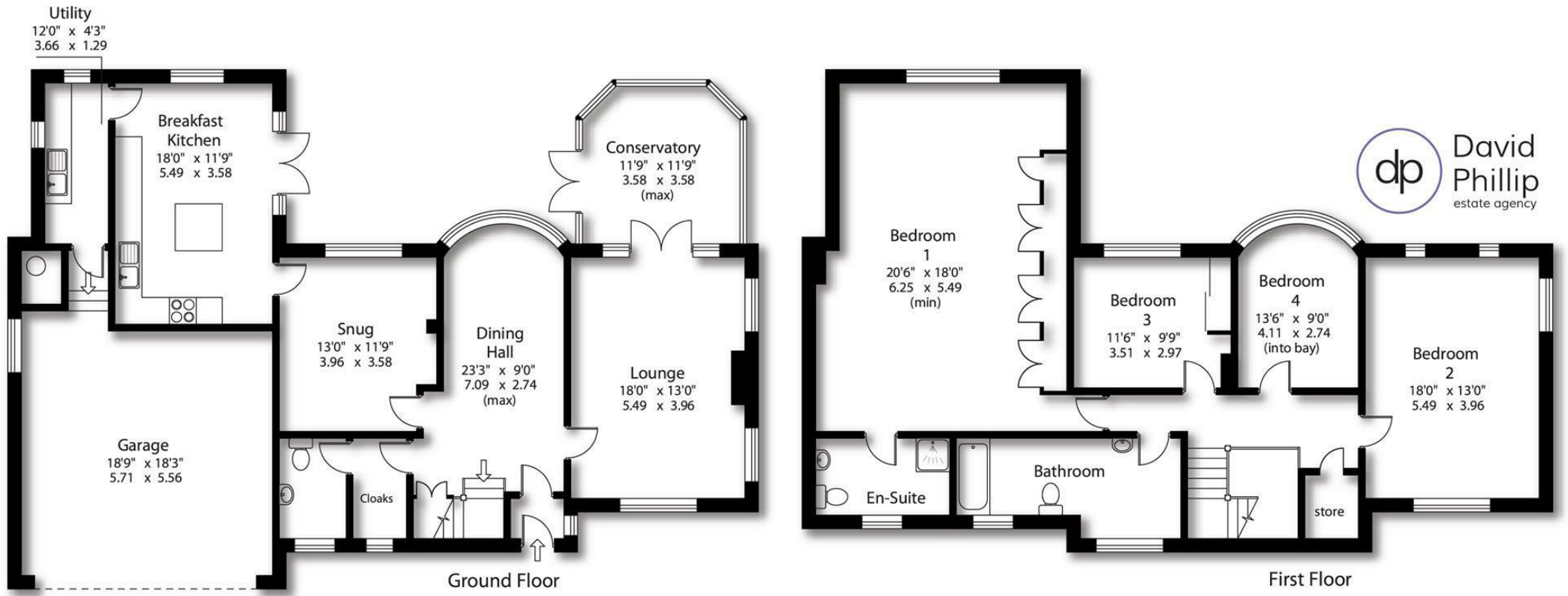
Please view our 3D virtual tour presenting a particularly fine and distinctive looking four-bedroom detached home situated in one of the village's more exclusive residential areas which enjoys a sizeable almost ½ acre plot featuring superb front and rear gardens with extensive sweeping shaped lawns, flower beds, vegetable plots, large modern greenhouse, summer house, three sheds and sunny upper and lower stone terraces. In fact, in the past, planning permission for a four-bedroom detached house to the side garden had been enjoyed for over 30 years. The integral double garage with an electric up/over door is internally accessed and there is ample additional off-street parking to the front secured by an electric gated entrance. The enclosed front porch opens to a spacious dining hall having a solid oak floor and a deep bay window enjoying the delightful rear garden aspect. The elegant lounge with a Yorkshire Rose Minster fireplace and open grate opens to a conservatory enjoying a private 3-sided garden aspect, making it a lovely room with double patio doors leading onto the terrace. The cosy snug has a feature stable door opening to a fitted breakfast kitchen with Shaker cream Magnet units, black granite work tops, a Rangemaster stove, an island unit, quarry tiled floor and double patio doors opening straight out onto the terrace. The useful separate utility room provides the internal access to the garage. There is a downstairs cloakroom with small room for coats leading to a separate toilet, both with quarry tiled floors. A return staircase with solid light oak spindled banisters running upstairs and across the first-floor landing leads to the four double bedrooms. The main bedroom which is fully fitted with "Sharps" light oak furniture with beautiful garden and delightful rural view's seen to the rear. The en-suite has a large Matki walk-in shower enclosure containing power shower. The house bathroom is quite a feature for its size and layout having shower bath with shower above, a large wash basin and toilet. There is a drop down ladder to a partly boarded loft. The accommodation which features solid pine internal doors throughout is offered with a gas-fired heating system and the windows are UPVC sealed double glazed.

Please see the Bramhope area video coverage on our website ([davidphillip.co.uk](http://davidphillip.co.uk)) to appreciate how Bramhope is so highly regarded as one of North Leeds most sought-after villages in the heart of Yorkshire's beautiful countryside. It enjoys an active community spirit with an Ofsted rated "Outstanding" primary school, which currently feeds to Prince Henry's Grammar School in Otley. There is a children's nursery, a medical centre including a dental practice, a number of local shops including the village bakery, grocery, butchers' and the Fox and Hounds public house with a coffee lounge and patio area. There are a few private schools too located nearby catering for all age groups. The village is strategically located for commuting into Yorkshire's key business centres including Leeds, Bradford and there is the M1/A1/M62 national motorway network near to Wetherby making areas further afield more accessible by road. More extensive daily requirements are available in Otley's nearby market town approximately 3 miles away with Waitrose, Sainsburys and Asda supermarkets and there are the popular spa towns of Ilkley and Harrogate being within comfortable daily travelling distance. A train station with main line links is available at nearby Horsforth and there is the Leeds/Bradford International Airport at Yeadon.

Leeds 7.5 miles, Bradford 11 miles, Harrogate 12 miles, Motorway 12 miles – approximate.







Approx Gross Floor Area = 2442 Sq. Feet  
 = 226.37 Sq. Metres  
 (Excluding Garage)  
 For illustrative purposes only. Not to scale.

**Office Details:**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

