

# HUNTERS®

## EXCLUSIVE

23 Kings Road, Bramhope, Leeds, Yorkshire, LS16 9JN

Offers In The Region Of £1,400,000

Property Images



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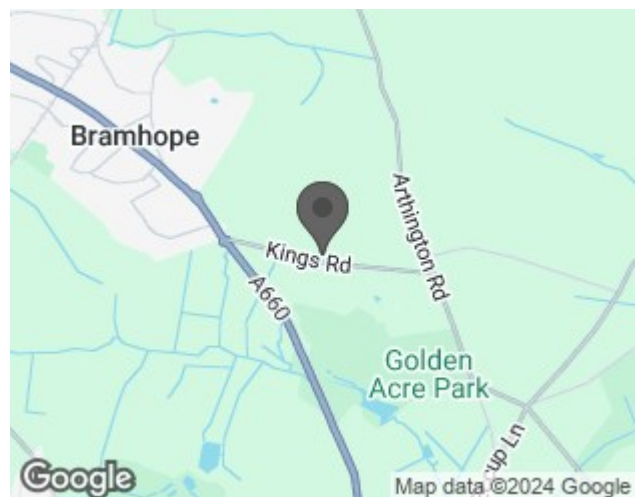


Gross internal floor area including external store (approx.): 473.6 sq m (5,098 sq ft)  
For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

### Map



### Details

Type: House - Detached Beds: 5 Bathrooms: 5 Receptions: 3  
Tenure: Freehold

Introducing Kingsgarth, a substantial luxury home nestled in the heart of Bramhope, North Leeds, an exclusive listing brought to you by Hunters Exclusive Homes. This stunning residence is situated on Kings Road, offering an ideal location just a short stroll from the picturesque Bramhope Village, as well as nearby scenic spots like Eccup and Golden Acre Park. Kingsgarth's excellent positioning also provides easy access to the surrounding areas of Alwoodley, Otley, and Leeds via Otley Road, making it perfect for those who value both convenience and tranquil surroundings.

One of the many highlights of this exceptional property is the expansive outdoor space. The meticulously designed garden offers a variety of seating areas strategically placed around the plot, allowing you to soak up the sunshine at any time of day. Whether you're hosting a summer gathering or enjoying quiet moments in the fresh air, the generous lawn and BBQ area create an inviting atmosphere for outdoor living. The property's rear garden boasts spectacular views of the surrounding countryside, with fields stretching beyond the boundary, offering a peaceful and idyllic backdrop that enhances the home's sense of serenity.

Step inside Kingsgarth, and you'll immediately notice the elegance and sophistication of its interiors. This immaculate home features three main reception rooms, each designed with versatility and comfort in mind. The expansive living room offers plenty of space for relaxation and entertaining, while the open-plan kitchen, dining, and snug area serves as the heart of the home. This space is beautifully finished with integrated appliances and luxurious marble flooring, creating a contemporary and stylish ambiance perfect for family life. Another unique feature of the property is the bar and games room, which could easily be converted into a sixth bedroom, providing flexible living options to suit your needs.

One of the standout features of Kingsgarth is the heated indoor pool, complete with its own separate changing rooms and entrance. This luxurious amenity adds a touch of resort-style living to the property and even holds potential for private swimming pool hire, making it a versatile addition to the home.

The sleeping quarters are equally impressive, consisting of five well-appointed double bedrooms. Four of these bedrooms come with en suite bathrooms, providing privacy and convenience for the whole family. The en suites are generously sized and finished to an exceptionally high standard, with beautiful views of the garden and the expansive rear of the property. A fifth bedroom is located near the fully tiled house bathroom, which is equipped with a luxurious jet bath and shower. Additionally, the home includes a spacious utility room and two large walk-in storage rooms, ensuring that practicality is not sacrificed for style.

Kingsgarth has undergone extensive renovations, ensuring that the property is in immaculate condition for its next owners. Recent updates include a brand-new roof, an upgraded central heating system, and fresh decoration throughout. The attention to detail in the renovation ensures that this home is as functional as it is beautiful. The property also offers advanced security features, including electric shutters, CCTV, and a comprehensive alarm system, providing peace of mind for residents.

Bramhope is a highly desirable area in North Leeds, known for its charming village atmosphere and proximity to both the vibrant city life of Leeds and the natural beauty of the Yorkshire countryside. Located approximately 7 miles north of Leeds city centre, Bramhope is perfectly situated for those seeking a semi-rural lifestyle without sacrificing convenience. The village itself offers a variety of local amenities, including a highly regarded primary school, a public house, a medical centre, and local shops. For recreation, residents can enjoy Bramhope Tennis Club, nearby health clubs, and the beautiful Golden Acre Park, perfect for outdoor enthusiasts.

Commuting from Bramhope is exceptionally convenient, with excellent road links to Bradford, Harrogate, and York, making it an ideal location for daily commuters. The A1, M1, and M62 motorway network is easily accessible, offering direct routes to major cities and beyond. Additionally, Leeds Bradford International Airport is only a 10-minute drive away, making air travel quick and convenient for frequent travellers.

#### Notable Features of Kingsgarth

Exceptional frontage with ample parking space  
Multiple generously proportioned reception rooms  
Full access around the property, enhancing convenience and functionality  
Six bedrooms, offering flexibility for growing families or guests  
Breathtaking views of the surrounding countryside from various vantage points  
Spacious living area spanning approximately 5776 square feet, providing ample space for both relaxation and entertainment

A luxurious, extensively renovated home that caters to modern living while retaining a sense of grandeur Kingsgarth is a truly impressive family home that seamlessly blends luxury, comfort, and functionality in one of North Leeds' most sought-after locations. Its idyllic setting, coupled with its modern amenities and stunning features, make it a standout choice for those looking for a substantial, beautifully maintained property in the heart of the countryside, yet within easy reach of the city.

## Features

• SUBSTANTIAL FAMILY HOME • FOUR ENSUITE BEDROOMS • AROUND 5000 SQUARE FEET • INDOOR HEATED POOL WITH POTENTIAL INCOME STREAM (ASK FOR MORE DETAILS) • RURAL VIEWS • LARGE PLOT WITH GATED DRIVEWAY • WHEELCHAIR ACCESSIBLE • HUNTERS 360 TOUR • SCOPE TO EXTEND • CLOSE TO SCHOOLS, TRANSPORT LINKS AND AMENITIES