



Hall Rise, Bramhope Leeds LS16 9JG

welcome to

Hall Rise, Bramhope Leeds

- Impressive Detached Family Home
- Five Bedrooms
- Master With En-Suite Bathroom & Walk In Wardrobe
- Generous Living Accommodation Throughout
- Two Reception Rooms

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£650,000

Entrance Hall

Having the entrance door to the front aspect with windows to each side, a feature archway, gas central heating radiator, and stairs to the first floor.

Dining Room

Featuring a bay window to the front aspect, gas central heating radiator, and an opening to the kitchen.

Breakfast Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes an eye level oven with integrated microwave above, and a gas hob with a cooker hood over. Also includes an island breakfast bar, and spotlights to the ceiling. Window to the rear.

Lounge

With a bay window to the front aspect, French doors to the rear, a feature fireplace with a fire, surround, and hearth, plus a gas central heating radiator.

W.C

Equipped with a w.c and a wash hand basin.

Bedroom One

With windows to the front and side aspect, and a gas central heating radiator. Door to the walk-in wardrobe, and two doors leading to two separate storage rooms. Door to the en-suite.

En-Suite Bathroom

A full en-suite bathroom consisting of a bath with a shower over, wash hand basin, and a w.c.

Bedroom Two

Having a window to the front, gas central heating radiator, and a walk-in wardrobe.

Bedroom Three

Double glazed window to the front, and a gas central heating radiator.

Bedroom Four

Double glazed window to the front and a gas central heating radiator.

Bedroom Five

Having a window to the rear aspect and a gas central heating radiator.

House Bathroom

Consisting of a three-piece bathroom suite which includes a bath with a shower over, a wash hand basin and the w.c. Window to the rear.

Exterior

Externally the property has an open lawn garden to the front with a driveway for off street parking, and access to the integral garage.

To the rear is a well-maintained garden space with a delightful, raised patio seating area, lawn, and hedge boundary.



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Property Ref:

HFT107761 - 0003

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