



## 15 BREARY LANE EAST

LEEDS, LS16 9BH

£1,100,000  
FREEHOLD

Monroe is proud to present this magnificent, expansive family home situated in the highly desirable and prestigious village of Bramhope. Offering a perfect blend of architectural character, modern luxury, and vast living space, this substantial property is designed to meet the needs of the most discerning families. With its versatile, multi-level layout and premium location, this residence truly represents an elite opportunity in North Leeds.

MONROE

SELLERS OF THE FINEST HOMES

# 15 BREARY LANE EAST

- Sought-after Bramhope location
- Expansive living space
- Beautifully maintained private garden
- Immaculately presented throughout
- Partial panoramic views across parts of Wharfe Valley
- Great flow through the whole home
- Plenty of character
- Versatile multi-level living
- Secure and private
- Stunning kerb appeal



The property welcomes you through an inviting front porch that flows into a central, impressive hallway. The ground floor is masterfully designed for social living, featuring two distinct, generous living rooms that provide ample space for both formal entertaining and relaxed family time. The heart of this home is undoubtedly the stunning, large dining kitchen, a bright, airy space perfect for culinary enthusiasts and family gatherings alike. This transitions seamlessly into a delightful conservatory, which floods the living areas with natural light and offers a tranquil view of the outdoors. Completing the ground floor is a dedicated study, ideal for those working from home and a practical downstairs WC.

The first floor hosts a collection of spacious, light-filled bedrooms. The principal suite is a sanctuary of its own, featuring an expansive bedroom, a dedicated dressing room, and an ensuite shower room. Two additional large bedrooms on this level provide ample room for family or guests, both of which are finished to an exceptional standard. A luxurious, well-appointed family bathroom serves these rooms, featuring high-quality fixtures and fittings to ensure complete comfort.

Rising to the second floor, the property offers even more flexibility. This level provides two further substantial bedrooms, each offering unique character, and an additional modern shower room. Whether you are looking for a private guest wing or additional space

for a growing family, this top floor offers incredible versatility that is rarely found in family homes of this calibre.

Externally, the property is a true standout. The rear garden is a private oasis—beautifully landscaped, impeccably maintained, and exceptionally secluded. To the front, the residence is accessed via a private gated entrance, leading to generous off-road parking. Furthermore, the integrated garage offers the perfect blend of secure parking and significant additional utility space.

## REASONS TO BUY

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- Partial panoramic views across parts of Wharfe Valley
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## ENVIRONS

Bramhope is widely regarded as one of North Leeds' most desirable and prestigious villages, offering a

unique blend of semi-rural serenity and modern convenience. This sought-after community is defined by its leafy streets, historic charm, and expansive green spaces, providing an idyllic setting for family life.

#### SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band G

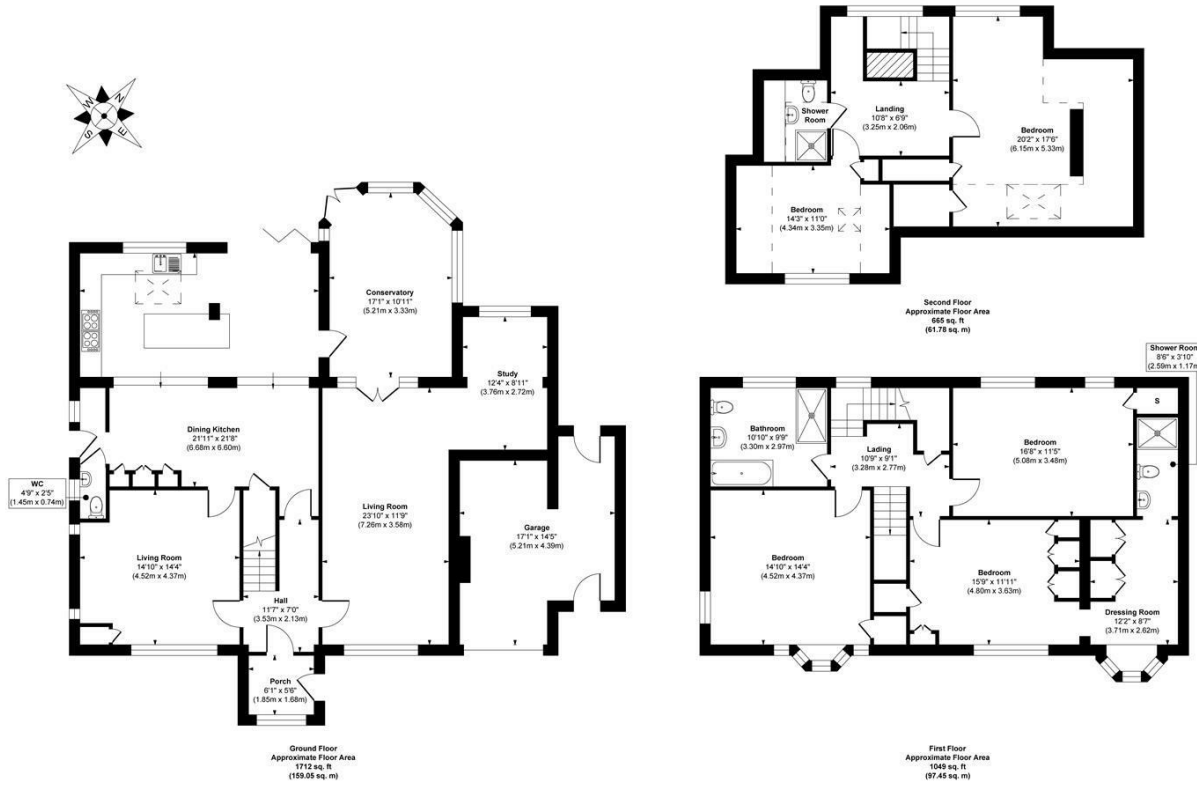
**Viewings** – By Appointment Only

**Floor Area** – 3426.00 sq ft

**Tenure** – Freehold



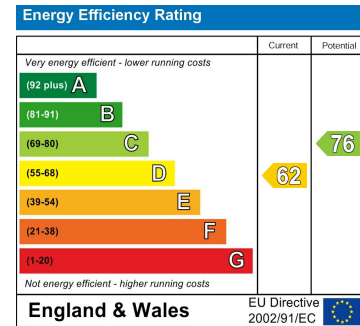
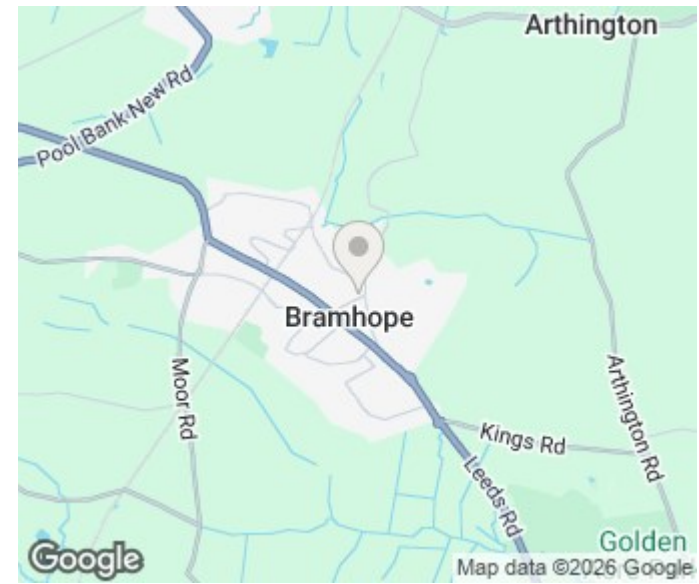
## Breary Lane East, Bramhope



**Approx. Gross Internal Floor Area 3426 sq. ft / 318.28 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroestateagents.com  
www.monroestateagents.com

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