WOODLANDS DRIVE

BRADFORD, BD10 0PA

£5,000 PER MONTH

Luxury Home | Prestigious Location | Family Home | Large Bifold Doors | Woodland Views

MONROE

SELLERS OF THE FINEST HOMES

WOODLANDS DRIVE

• Elegant 5-bedroom luxury residence • Expertly redeveloped • 4 En-suite bedrooms • House Bathroom • Stylish open plan kitchen/living/diner • 3 Additional reception rooms • 3,120 Sqft • Peaceful setting on an exclusive private lane. • Electric gates • Close to Woodhouse Grove and Apperley Bridge

A truly exceptional five-bedroom detached family home set within the prestigious Cragg Wood Conservation Area, offering luxury accommodation, stunning countryside surroundings and complete privacy.

Tucked away along a private country lane behind electric gates, Hamilton House is an outstanding stone-built residence that combines elegant period charm with high-quality contemporary finishes. Set within beautifully landscaped gardens and surrounded by mature woodland, this remarkable home offers a rare opportunity to rent one of North Leeds' finest rural properties while remaining within easy reach of Leeds, Bradford and excellent transport links.

The heart of the home is the impressive open-plan living kitchen, thoughtfully designed for modern family life and entertaining. Featuring bespoke shaker-style cabinetry, Quartz worktops, integrated Bosch appliances, a wine cooler, breakfast bar and generous dining and seating areas, the space is flooded with natural light from a striking roof lantern and full-width bi-fold doors opening directly onto the private patio and gardens.

The elegant lounge enjoys beautiful views across the surrounding woodland and features a characterful log-burning stove, creating the perfect place to relax. A separate family room offers flexible accommodation, ideal as a children's playroom, snug, home office or additional reception room. A utility room and guest WC complete the ground floor.

The lower ground floor provides a superb games room, cinema room or gym, offering additional versatile living space for families.

The first floor comprises three generous double bedrooms, including a luxurious principal suite with en-suite shower room and countryside views. A second bedroom also benefits from an en-suite, while the stylish family bathroom features a beautiful freestanding claw-foot bath. The second floor offers two further spacious double bedrooms, each with modern en-suite shower rooms, making the property ideal for larger families or those requiring guest accommodation.

Outside, the property is surrounded by landscaped gardens with expansive lawns, mature planting and private seating areas. Hidden beyond the main garden is a charming woodland garden, providing a peaceful retreat to enjoy the tranquillity of this unique setting.

Located within the highly sought-after Cragg Wood Conservation Area, Hamilton House offers an unrivalled lifestyle. Surrounded by picturesque countryside and woodland walks, yet conveniently positioned for Horsforth, Rawdon, Apperley Bridge and North Leeds,

the property enjoys easy access to excellent schools, independent cafés, country pubs, local amenities and rail links into Leeds and Bradford.

Offering approximately 4,000 sq ft of beautifully presented accommodation, ample off-street parking, exceptional gardens and an exclusive location, Hamilton House is a rare rental opportunity for those seeking luxury family living in one of Yorkshire's most desirable settings.

Available to let immediately. Early viewing is highly recommended.

WOODLANDS DRIVE

ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band G

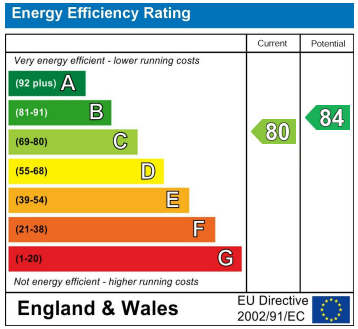
Viewings – By Appointment Only

Floor Area – 3120.00 sq ft

Tenure –

TOTAL FLOOR AREA : 3120 sq.ft. (289.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



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

Monroe Lettings and Property Management
Whitehall Road
Leeds
LS12 1FJ

0113 350 0866
hello@monroelettings.com
www.monroelettings.com

MONROE

SELLERS OF THE FINEST HOMES