



## 2 DYNELEY HALL LEEDS ROAD BRAMHOPE, LS16 9BQ

£450,000  
FREEHOLD

Monroe is delighted to present this well-appointed property at Dyneley Hall, Bramhope. Offering a generous gross internal floor area, this home is perfectly designed for modern living, blending spacious social areas with private, restful retreats.

MONROE

SELLERS OF THE FINEST HOMES

## 2 DYNELEY HALL LEEDS ROAD

- Sought-after Bramhope location
- Great flow throughout the home
- Beautifully maintained garden
- Features a garage
- Bright and airy throughout
- Ample private parking
- Perfect for downsizers
- Single level living
- Private plot



Discover a lifestyle of comfort and style in this well-appointed property at Dyneley Hall, Bramhope. Offering a generous gross internal floor area, this home is perfectly designed for modern living, blending spacious social areas with private, restful retreats.

The heart of the home is the expansive Living/Dining Room. This versatile space provides ample room for both relaxing and entertaining, flowing naturally towards the charming Garden Room. This sun-drenched addition serves as a delightful extension, offering a tranquil spot to enjoy views of the outside space throughout the seasons.

Adjacent to the main living area, you will find a functional and efficiently designed Kitchen. This space opens directly into a bright Conservatory. Creating a lovely breakfast spot or a quiet corner for morning coffee. This layout ensures a seamless transition between cooking and leisure spaces, enhancing the overall functionality of the home.

The accommodation features two well-proportioned bedrooms. The primary bedroom offers a peaceful sanctuary, while the second bedroom is complemented by a convenient En-suite. Completing the interior is a well-sized, centrally located Bathroom, ensuring comfort and accessibility for both residents and guests alike. With its thoughtful configuration and prime location, this property presents a fantastic opportunity

for comfortable, refined living.

### REASONS TO BUY

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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.

## 2 DYNELEY HALL LEEDS ROAD





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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band E

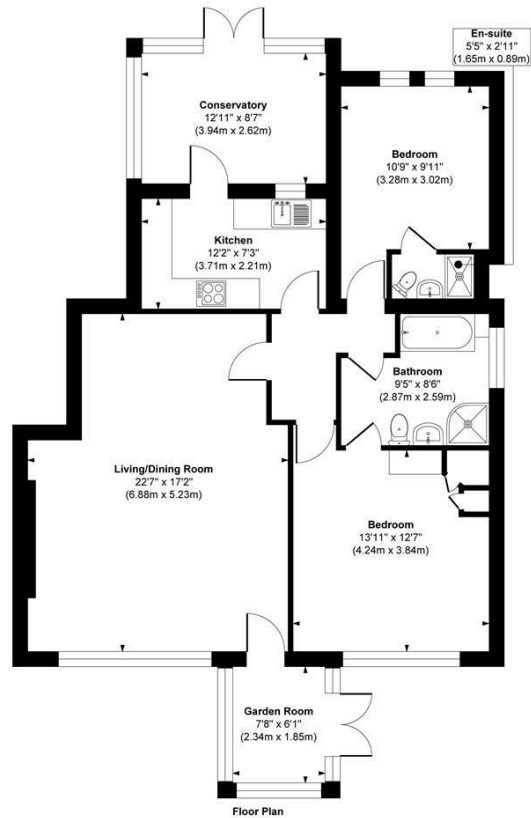
**Viewings** – By Appointment Only

**Floor Area** – 1065.00 sq ft

**Tenure** – Freehold



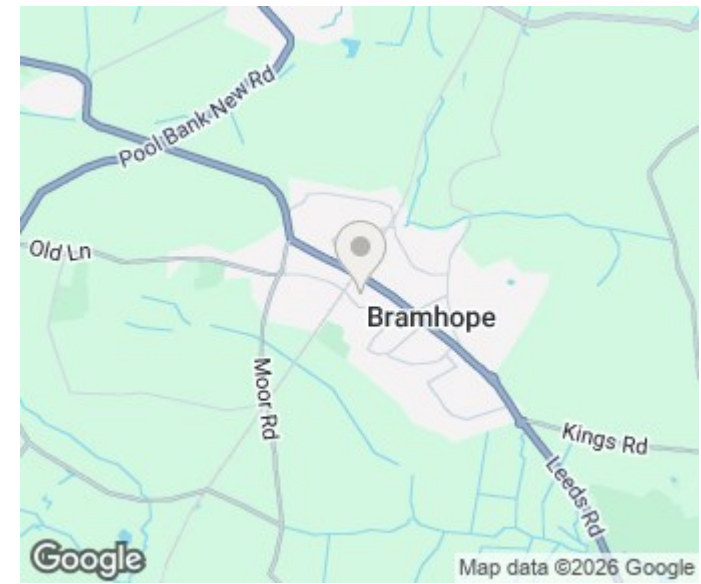
## Dyneley Hall, Bramhope



**Approx. Gross Internal Floor Area 1065 sq. ft / 98.94 sq. m**

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>78</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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