

45 Long Meadows, Bramhope,  
Leeds, West Yorkshire, LS16 9DU  
£284,950 Freehold

walkersmale

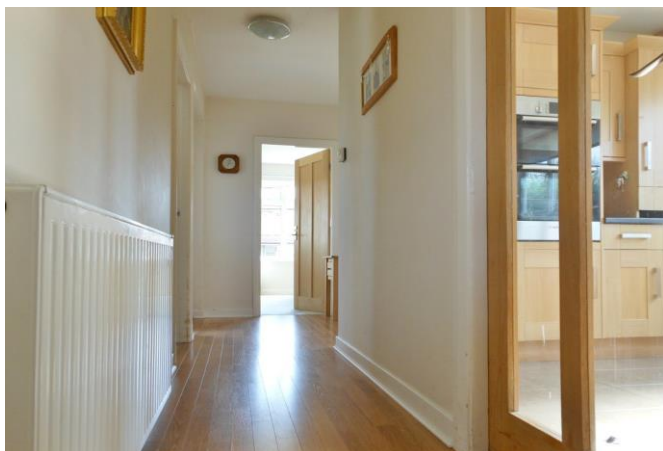


## 45 Long Meadows, Bramhope, Leeds, West Yorkshire, LS16 9DU

AN EXCELLENT OPPORTUNITY for a business couple, retired couple or even a small family to purchase this MOST APPEALING SEMI-DETACHED BUNGALOW RESIDENCE which is DIFFERENT IN STYLE and APPEARANCE from the adjoining bungalow - creating interest and a degree of individuality. THIS LOVELY HOME, which, is being offered with immediate vacant possession and therefore NO CHAIN ABOVE, has THE ADVANTAGE OF AN EXTENSION which provides A VALUABLE ADDITIONAL RECEPTION ROOM adaptable to individual requirements and currently used as a "snug"/relaxation room but could be a music room-home office or formal dining room (if preferred). This room, when combined with the impressive lounge and dining area, forms excellent reception space, ideal for entertaining - particularly for parties and family gatherings. The rooms are of GENERALLY VERY GOOD PROPORTIONS and have GENEROUS WINDOW SPACE affording EXCELLENT NATURAL LIGHT and the TASTEFUL IMPROVEMENTS include a WELL PLANNED, RE-FITTED KITCHEN and MODERN SHOWER ROOM. Situated in this very popular and convenient residential area and with grass verges along the road, enhancing the appeal of the location, the bungalow is within easy walking distance of the renowned village primary school and about 15 minute's walk from Leeds Road with public transport facilities to Leeds in one direction, via Headingley and the university and to Otley, Ilkley and Skipton in the other direction. Bramhope village centre is approximately 20-25 minute's walk. The DELIGHTFUL, PRIVATE, WESTERLY FACING REAR GARDEN further enhances the bungalow - which has a "cobblestone" style driveway and A LONG WIDE CAR PORT.

**£284,950 Freehold**





**AMENITIES:** BRAMHOPE is located approximately eight miles north of Leeds off the A660 and is also within comfortable daily commuting distance, by car, of the other commercial centre of Bradford and the former spa towns of Harrogate and Ilkley. There are public transport facilities to Leeds city centre, via Headingley and the university, on Leeds Road (about 15 minute's walk via a "snicket" from Meadow End, which leads to Wynmore Avenue and to Leeds Road) and in the other direction also on Leeds Road there are public transport facilities to Otley and Ilkley with connections to Skipton. The historic, active market town of Otley is about 15 minute's drive and has an excellent choice of shopping facilities including Waitrose and Sainsbury's supermarkets and other amenities. BRAMHOPE VILLAGE has a range of local shops including a bakery, a chemist and a newsagent and there are also hair and beauty salons and a welcoming public house in the village centre. There is a cafe bar, a butchers and another newsagent as well as a dry cleaners, in Tredgold Avenue - about 20 minute's walk. THE RENOWNED VILLAGE PRIMARY SCHOOL with adjacent BRAMHOPE MEDICAL CENTRE is within easy walking distance of the property. There is also a selection of recreational facilities to suit a range of age groups including a young children's play area (swings and slides, etc) on The Knoll, which is a very pleasant area of grassland with established trees about 20-25 minute's walk. DELIGHTFUL OPEN COUNTRYSIDE and THE FAMOUS GOLDEN ACRE PARK are both within very easy reach (only a few minute's drive by car) and Leeds and Bradford Airport is about 10-15 minute's drive. The village cricket ground is about one and a quarter miles away and the local rugby ground about three quarters of a mile.

**DIRECTIONS:** FROM THE MAIN LEEDS/OTLEY ROAD (A660) travelling from Leeds in the direction of Otley - on entering Bramhope CONTINUE FORWARD BEYOND THE ROUNDABOUT (at the junction with Kings Road) for about one third of a mile and a short distance BEYOND THE PARADES OF SHOPS and PEDESTRIAN TRAFFIC LIGHTS, turn into Breary Lane (at the junction with Breary Lane East). Proceed forward towards the village centre for barely 100 paces and TURN FIRST LEFT into Tredgold Garth, which continues into Tredgold Crescent when Long Meadows is then A

**SHORT DISTANCE BEYOND THE VILLAGE PRIMARY SCHOOL.** This property is then towards the far end on the right JUST BEYOND the junction with South Mead.

**ACCOMMODATION:** The property, which, has GAS CENTRAL HEATING, also has THE ADVANTAGE OF UPVC DOUBLE GLAZED SEALED UNIT WINDOWS and OUTER DOORS and there is CAVITY WALL INSULATION for economy and comfort. The WELL PRESENTED and VERY WELL LIT ACCOMMODATION (by virtue of the GENEROUS WINDOW SPACE) ALL ON ONE LEVEL, briefly comprises:

**UPVC DOOR** With twin decorative double glazed sealed unit leaded panels inset and patterned glazed side screen (for privacy) approached via a paved ramp with adjacent outside light and leading to the....

**LONG RECEPTION HALL** With central heating radiator and laminate oak panelled style floor complementing the "light oak" style wood grain interior doors to the rooms and adding interest and character on entering.

**LOUNGE WITH ADJOINING DINING AREA** In a contemporary style, open plan arrangement, with oak fire surround and marble style interior with matching hearth and a real flame coal effect gas fire, which is a very attractive feature and the focal point of the room. UPVC double glazed sealed unit window, to the rear elevation, incorporating a tall, central "picture" panel and NO OTHER PROPERTIES' WINDOWS FACING! Two central heating radiators (one in the lounge area and one in the dining area) and two matching sets of four spotlights - also one of which is in the lounge area and the other in the dining area.

**A SLIDING DOUBLE GLAZED SEALED UNIT PATIO DOOR** With matching fixed side screen, provides direct access from the dining area to the....

**VALUABLE ADDITIONAL RECEPTION ROOM** Adaptable to individual requirements and A VERY WELL LIT ROOM with generous wide UPVC double glazed sealed unit window incorporating a large central "picture"



panel FRAMING THE DELIGHTFUL PRIVATE REAR GARDEN OUTLOOK and with EXCELLENT WINDOW PRIVACY and A LOVELY WIDE EXPANSE OF SKYLINE. Virtually floor to ceiling UPVC double glazed sealed unit French style doors provide direct access to the sheltered flagged patio and barbecue area and this room also has TWO MATCHING VELUX WINDOWS to the high ceiling, on opposite sides and with fitted blackout blinds. Laminate oak panelled style floor, central heating radiator beneath the window and fitted vertical blinds to the windows and the French style doors.

The lounge and dining area plus this additional reception room, when combined, via the sliding patio door, form EXCELLENT RECEPTION SPACE ideal for entertaining, particularly for parties and family gatherings.

**WELL PLANNED AND VERY TASTEFULLY RE-FITTED KITCHEN** Approached via a glass panelled door from the reception hall and with

ceramic tiled floor plus extensive colourful ceramic splash tiling. There is a GENEROUS RANGE of "light oak" style fronted wall units and matching base units with dark coloured working surfaces providing an attractive contrast with the light coloured units and incorporating a FRANKE one and a half bowl stainless steel inset sink with single side drainer and dual flow tap beneath the wide UPVC double glazed sealed unit "picture" panelled side window. BOSCH four plate ceramic hob with twin drawers and cupboard space beneath plus fan/filter and light concealed in a canopy above. BOSCH electric, fan assisted oven with grill/second oven above and further useful deep cupboard space above and below plus adjacent space for upright fridge/freezer. Integrated inDeSIT slim-line automatic dishwasher and integrated BOSCH automatic washing machine. Central heating radiator and the BAXI condensing combination central heating boiler is concealed from view and is adjacent to the UPVC side outer door, which has daisy patterned double glazed sealed unit panel to half height, providing additional natural light to the kitchen. There are lights above the working surfaces and the doors and drawers to the kitchen units have THE ADVANTAGE OF A SOFT-CLOSING MECHANISM.

BEDROOM 1 OF GOOD PROPORTIONS With UPVC double glazed sealed unit window, to the front elevation, incorporating a central "picture" panel. Central heating radiator.

BEDROOM 2 OF GOOD SIZE Also with a UPVC double glazed sealed unit window, to the front elevation - SET WELL BACK FROM THE ROAD and with central heating radiator beneath.

SMART FULLY TILED SHOWER ROOM With modern white fittings comprising low suite WC with dual flush and soft-closing toilet seat and wash hand basin with BRISTAN chrome dual flow tap and toiletries storage cabinet beneath. CORNER SHOWER CUBICLE with sliding twin curve shaped glass doors, BRISTAN shower and hand grip rails. UPVC double glazed sealed unit window with decorative daisy patterned glass for privacy plus fitted roller blind for additional privacy and chrome ladder towel radiator with mirror above and light over. The dark ceramic tiled floor provides an attractive contrast with the white fittings and the light coloured wall tiles.

LOFT HATCH In the reception hall with aluminium loft ladder, leading to some potential storage space.

#### OUTSIDE

FRONT: Neat lawn garden with a section of low wall at the front and a footpath leading to the entrance door with a well stocked shrubbery bed to one side.

"COBBLESTONE" STYLE DRIVEWAY Also with a well stocked shrubbery bed, to part of the side and leading to the....

LONG WIDE CAR PORT With outside light.

There are also TWO USEFUL BRICK OUTSIDE STORE PLACES (adjacent to the side kitchen door) for garden furniture, gardening equipment and bicycle storage, etc.



REAR: THE DELIGHTFUL, PRIVATE, WESTERLY FACING REAR GARDEN further enhances this lovely home and comprises sheltered stone flagged patio/barbecue area, to the immediate rear, approached via the French style doors from the extension and beyond which there is a neat lawn with well stocked borders to three sides, which have an interesting variety of mature plants and shrubbery including Hydrangea plus an established Lilac tree. SMALL GARDEN SHED.

PLEASE NOTE: The extent of the property and its boundaries are subject to verification by an inspection of the deeds.

VIEWING ARRANGEMENTS: Strictly by appointment through Walker Smale's Bramhope Village Office, telephone 0113-2843048.

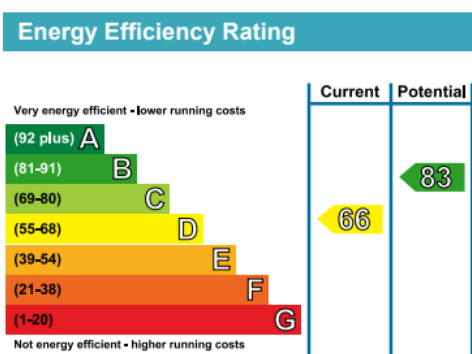
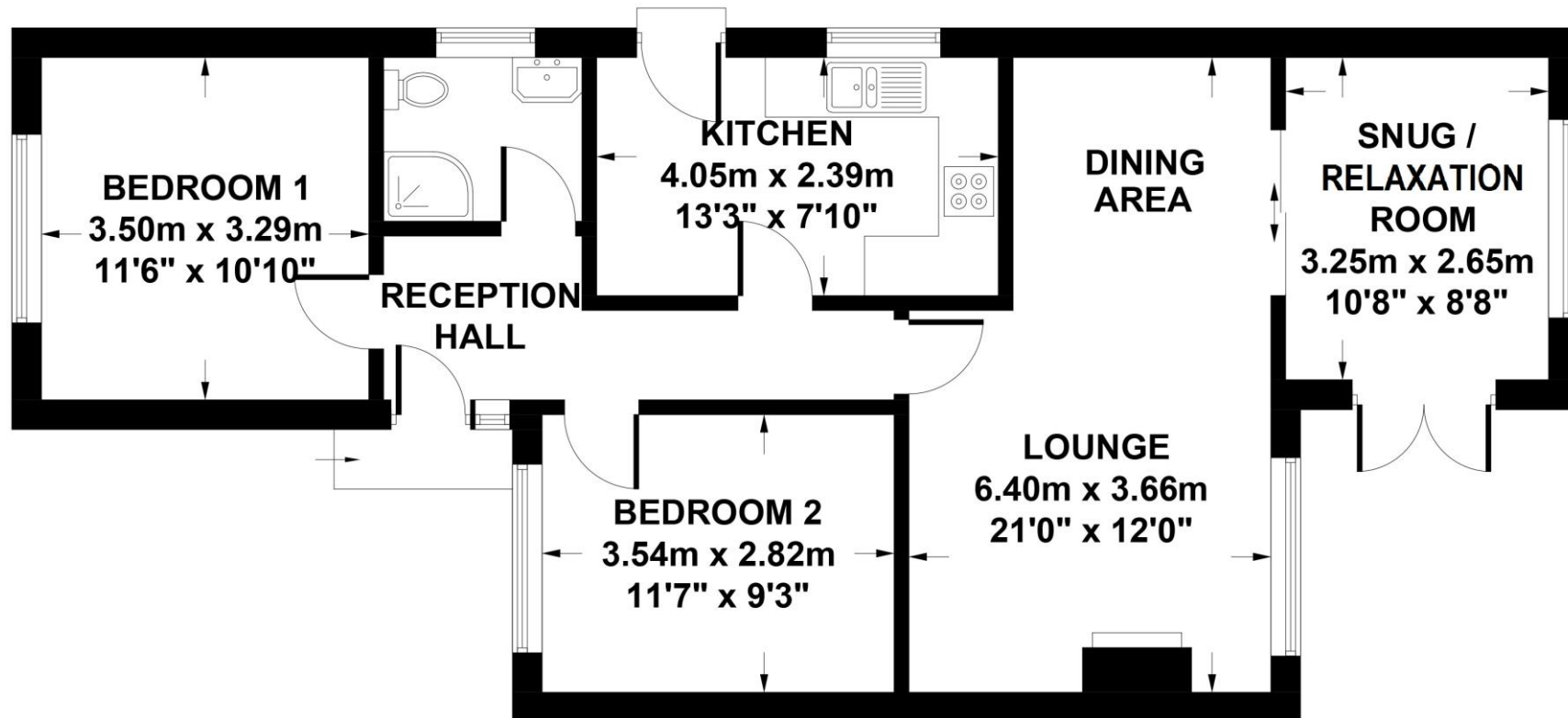




We'll help you find the right property  
Call 0113 284 3048

www.walker-smale.co.uk  
Estate Agents for Wharfedale & North West Leeds

walkersmale



## 45 LONG MEADOWS

This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID ?466160)



S Walker & M Smale T/A Walker Smale, for themselves and the vendor(s) of the property or properties, whose agents they are, give notice that:- (i) these particulars do not form, nor constitute any part of an offer, or contract for sale, (ii) intending purchasers must satisfy themselves, by inspection or otherwise, as to the correctness of these particulars, (iii) none of the statements, photographs or floorplans in these particulars are to be relied on as, or constitute, representations or statements of fact, (iv) Walker Smale do not, except in so far as any claim results from their negligence or that of their staff, and the vendor(s) do(es) not, accept any responsibility for any statements in these particulars, (v) the vendor(s) do(es) not make or give, and neither Walker Smale, nor their staff, has any authority to make or give, any representation or warranty whatsoever, whether verbally or otherwise, in relation to the above property.