

Tree Tops, 81 Leeds Road, Bramhope, Leeds,
West Yorkshire, LS16 9BE
£524,950 Freehold

walkersmale



Tree Tops, 81 Leeds Road, Bramhope, Leeds, West Yorkshire, LS16 9BE

Set back from the road and with the advantage of a very wide frontage in this sought after residential area and NO OTHER PROPERTIES FACING the front, side or rear elevations, an outstanding opportunity to purchase this IMPOSING, INDIVIDUAL, DOUBLE FRONTED DETACHED RESIDENCE and the IMPRESSIVE SIZE of which is IMPOSSIBLE TO ASSESS FROM THE OUTSIDE. This "READY TO WALK-INTO" FAMILY HOME, which, benefits from VERY TASTEFUL RECENT IMPROVEMENTS, has some LUXURY FEATURES including a bespoke fitted breakfast-dining kitchen (by Arlington Interiors) and is also decorated, fitted and appointed to a high standard reflecting our clients' pride and pleasure in ownership and with attention given to detail. The BEAUTIFULLY PRESENTED, GENEROUS RECEPTION SPACE is ideal for relaxed family living and also for entertaining, particularly for parties and larger family gatherings and this is complemented by the FOUR BEDROOMS (three of which are double) and two of the bedrooms have the BENEFIT OF AN EN-SUITE FACILITY. The rooms, which, are of generally good proportions have generous window space and in the principal rooms there are windows to two walls, affording excellent natural light and in some cases different aspects. The property is within easy walking distance of Bramhope village centre (via a "snicket" from Leeds Road) and is also ideally located for comfortable daily commuting, by public transport to Leeds city centre via Headingley and the university. FURTHER ENHANCED by the LOVELY REAR GARDEN which features an extensive raised decked area for outdoor relaxation and entertaining plus a PRIVATE BAT 'N' BALL LAWN GARDEN, the property also has AN EXCELLENT "FORECOURT" STYLE AREA at the front, providing SPACE FOR SEVERAL CARS TO STAND and incorporating turning areas.

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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. The popular and active, historic market town of Otley is a little over ten minutes' drive and offers an excellent choice of shopping facilities including Waitrose and Sainsbury's supermarkets and other family amenities. BRAMHOPE VILLAGE has a range of local shops including a chemist, a newsagent, a bakery plus hair and beauty salons and there is also a welcoming public house - all of which are about 10-15 minutes' walking distance from this property. THE RENOWNED VILLAGE PRIMARY SCHOOL is about ten minutes' walk and 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) less than ten minutes' walk away via a "snicket" providing access from Leeds Road to Breary Lane. Chevin Medical Practice/Bramhope Health Centre is adjacent to the primary school. DELIGHTFUL OPEN COUNTRYSIDE and the famous Golden Acre Park are within easy reach (only a few minutes' drive by car or about 25 minutes' walk) and Leeds and Bradford Airport is barely 15 minutes' drive. The village cricket ground and the local rugby ground are both about half a mile from the property, in different directions.

DIRECTIONS: FROM THE MAIN LEEDS/OTLEY ROAD (A660) travelling from Leeds in the direction of Otley - on entering Bramhope, CONTINUE BEYOND THE ROUNDABOUT (at the junction with Kings Road) for approximately two thirds of a mile (passing the parades of shops and pedestrian traffic lights) when this property is then on the right, a couple of hundred paces or so BEYOND THE JUNCTION of Breary Lane and Breary Lane East and SET BACK FROM THE ROAD with AN IMPRESSIVE WIDE FRONTAGE.

ACCOMMODATION: The property, which, has GAS CENTRAL HEATING, also has THE ADVANTAGE OF UPVC DOUBLE GLAZED SEALED UNIT LEADED WINDOWS, and the BEAUTIFULLY PRESENTED FAMILY ACCOMMODATION with wide internal doors to the ground floor, briefly

comprises:

GROUND FLOOR

PANELLED STYLE FRONT DOOR With twin leaded double glazed sealed unit panels, which have patterned glass for privacy and set in a mature stone recess, immediately adding interest and character and leading to the....

RECEPTION HALL With engineered oak panelled floor and central heating radiator with cloaks hanging rail and storage shelf above.

FULLY TILED GUEST CLOAKROOM With white fittings comprising wall hung wash hand basin with chrome dual flow tap and low suite WC with dual flush and character timber display "beam" above. Central heating radiator and Xpelair extractor fan.

ELEGANT, WELL LIT THROUGH LOUNGE With the benefit of WINDOWS TO THREE WALLS providing EXCELLENT NATURAL LIGHT and DIFFERENT ASPECTS/OUTLOOK and the advantage of no other properties facing any of these windows! There are generous wide bay windows to both the front and side elevation plus almost floor to ceiling French style doors to the rear decked area and overlooking the garden. Arrow wood burning stove with "aged oak" timber mantel above, Westmorland slate hearth and a non-opening window on either side and a most attractive feature and focal point. Lights on dimmer switch, for added effect.

DINING ROOM Or SITTING/RELAXATION AREA (if preferred) with the continuation of the engineered oak panelled floor from the reception hall, creating a very appealing overall appearance. The dining room is in a contemporary style, open plan arrangement with the hall so that the hall provides valuable additional reception space when entertaining, particularly for parties and larger family gatherings. There is an almost full width bay window, to the front elevation, with fitted horizontal blinds



plus a second non-opening window to the side elevation with patterned glass providing additional natural light and an interesting feature in the room. Central heating radiator.

LUXURY BESPOKE FITTED BREAKFAST-DINING KITCHEN (By Arlington Interiors) WELL PLANNED and VERY TASTEFULLY FITTED with a range of wall units incorporating an eye level NEFF microwave/oven. There is a generous range of base units in a darker colour to the wall units, providing a very attractive contrast and with long quartz working surfaces and a white ceramic twin bowl sink with dual flow tap beneath the three sectional window overlooking part of the very pleasant rear garden and also with a lovely outlook towards established trees plus the advantage of no other properties' windows facing. Quartz breakfast-snack bar with the adjacent wall mounted WORCESTER condensing central heating boiler concealed from view. Integrated NEFF automatic dishwasher and integrated fridge and freezer with adjacent sliding pull-out larder style

unit with metal basket racks to maximise the storage space. CLASSIC 90 range cooker comprising five burner gas hob with two electric, fan assisted ovens and grill beneath plus black glass splash back and RANGEmaster ducted cooker hood and lights above. There are units of drawers either side of the cooker including deep pan storage drawers, quartz splash backs with concealed lighting above, three down-lighters above the sink and a central heating radiator. Space for a pull-out drop-leaf dining table and a UPVC rear outer door with double glazed sealed unit leaded panel to half height, which provides direct level access to the extensive decking. The doors and drawers to the units have the advantage of being on a soft-closing mechanism and the corner base unit has extending, rotating storage shelves, once again to maximise the storage space and also for ease of access. A WIDE, ARCH SHAPED APERTURE leads to the connecting....

LAUNDRY-UTILITY ROOM OF GOOD SIZE With a generous range of base units which have wide working surfaces incorporating a FRANKE single drainer inset sink with dual flow tap and extendable hose. Plumbing for automatic washing machine with adjacent tall ironing board storage cupboard, wall shelves and central heating radiator beneath the rear window.

FEATURE OPEN SPINDLED, BALUSTRADED STAIRCASE Provides access to the....

FIRST FLOOR

LANDING OF INTERESTING SHAPE And also OF GOOD SIZE, offering space to display items of furniture and VIRTUALLY A ROOM IN ITSELF! Central heating radiator and deep recessed airing cupboard housing the hot water storage tank and with slatted linen airing shelves.

THE IMPRESSIVE MASTER SUITE COMPRISES:....

BEDROOM 1 With windows to two walls providing very good natural light and the main one of which is a three-sectional window to the rear, from where there is the benefit and pleasure of a LOVELY VIEW ACROSS PART OF THE WHARFE VALLEY encompassing Almscliffe Crag in the distance. Decorative dado rail, central heating radiator beneath the rear window and a white panelled style door leading to the....

SMART, FULLY TILED EN-SUITE SHOWER ROOM With white fittings comprising pedestal wash basin with dual flow tap and low suite WC with dual flush - beneath the rear window with patterned glass for privacy. CORNER SHOWER CUBICLE with sliding twin curve shaped glass doors and GROHE shower control.

THE GUEST SUITE COMPRISES:....

BEDROOM 2 Which is a very well lit room, also with windows to two walls - the main one of which is a wide window to the front elevation. Original shelved storage unit and central heating radiator beneath the side window.

LUXURY EN-SUITE BATHROOM OF EXCELLENT SIZE (In a Jack and Jill arrangement with SEPARATE ACCESS FROM THE LANDING for family



use) with tiled walls and tiled floor. The white suite comprises double ended "free-standing" bath with chrome dual flow tap plus a hand held shower, wash hand basin also with chrome dual flow tap and wide and deep "His" and "Hers" toiletries storage drawers beneath (soft-closing mechanism) plus a wall mounted, mirror fronted medicine cabinet above and THIRD LOW SUITE WC with dual flush. Wide glass shower cubicle with large tropical rain forest shower head plus a hand held shower and central heating radiator beneath the three sectional window. There is also a dual fuel chrome ladder towel radiator and halogen down-lighters to the ceiling, for added effect and an extractor fan.

BEDROOM 3 With laminate dark oak style floor and central heating radiator beneath the three sectional rear window from where there are "glimpses" of views across parts of the Wharfe Valley to the distance. This bedroom also has a wide and deep recess, offering excellent potential for free-standing or fitted wardrobes.

BEDROOM 4 Or HOME OFFICE, with window to the side elevation which has patterned glass and a central heating radiator.

FAMILY BATHROOM Which has previously been described and is in a Jack and Jill arrangement with bedroom 2.

THREE SECTIONAL WOODEN LOFT LADDER Provides access from bedroom 2, to some USEFUL, PART BOARDED STORAGE SPACE with strip light.

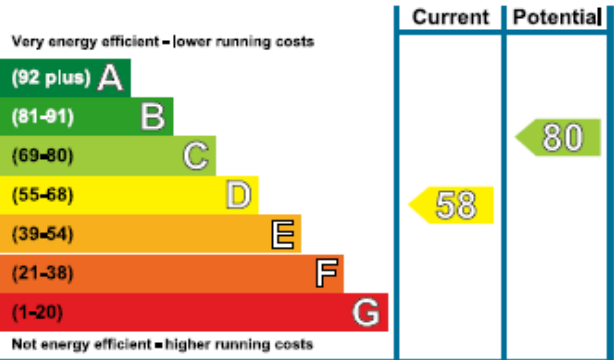
OUTSIDE

FRONT: Extensively paved "forecourt" style area providing EXCELLENT CAR STANDING SPACE (for several cars) and including turning areas. There are also shallow grassed borders to two sides and an interesting variety of mature shrubbery at the front, adjacent to the mature stone wall.

SIDE: Block paved style area for two additional cars to stand (side by side).



Energy Efficiency Rating



REAR: THE LOVELY REAR GARDEN further enhances the property and comprises full width, raised and balustraded decked area, ideal for garden relaxation furniture and barbecue equipment and on a level with the outer doors from the lounge and the kitchen and also approached via a ramp for wheelchair or child's buggy. A flight of steps lead down to the PRIVATE BAT 'N' BALL LAWN GARDEN which also has a variety of mature shrubbery and two established Silver Birch trees.

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.



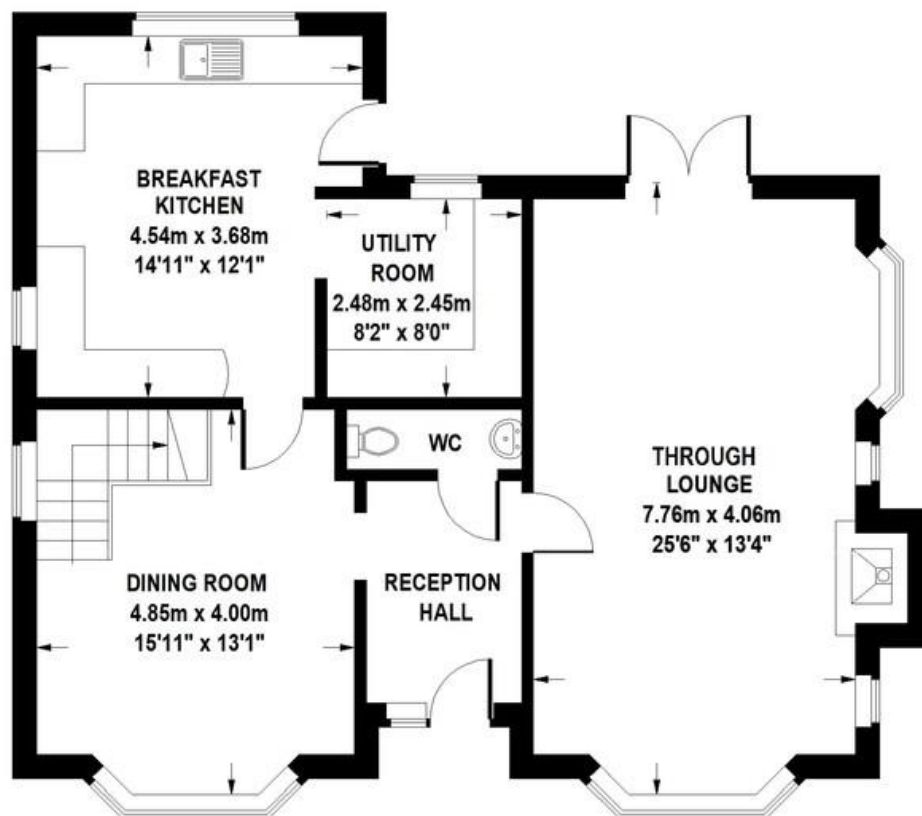




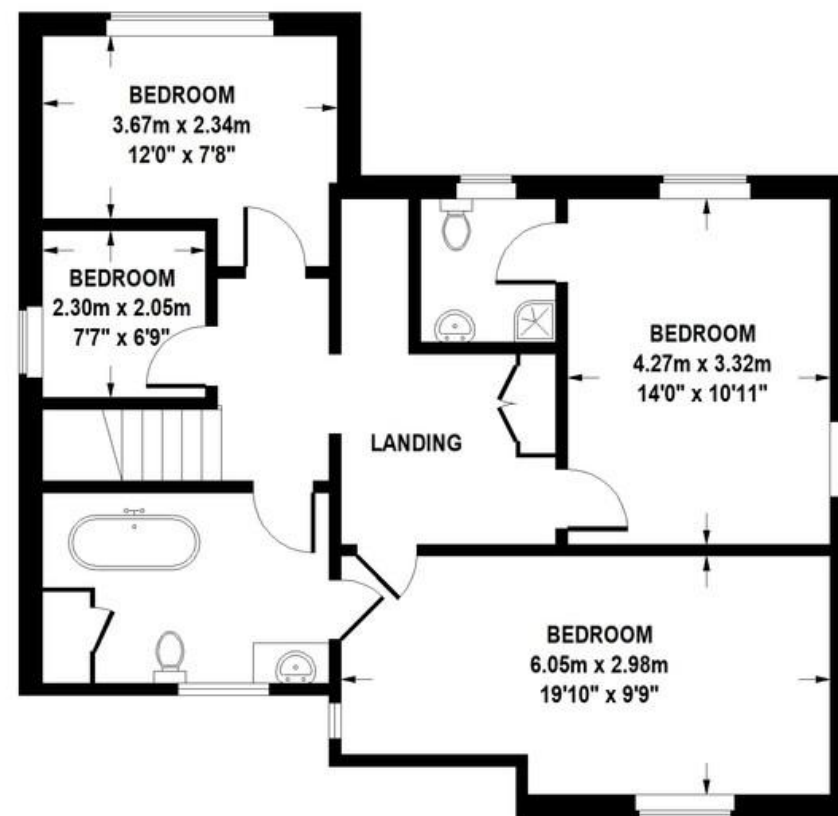
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Ground Floor



First Floor

81 LEEDS ROAD

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 474869)



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