

Braythay, 93 Breary Lane East, Bramhope,
Leeds, West Yorkshire, LS16 9EU
£715,000 Freehold

walkersmale



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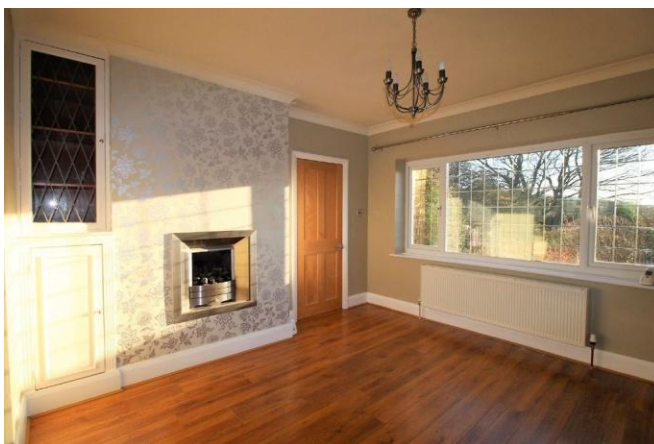
DELIGHTFULLY LOCATED and SET VERY WELL BACK FROM THE ROAD on this LITTLE-KNOWN, SEMI-RURAL LANE, an outstanding and rare opportunity for a larger growing family to purchase this IMPOSING, INDIVIDUAL, DOUBLE FRONTED DETACHED RESIDENCE and the IMPRESSIVE SIZE of which is IMPOSSIBLE TO ASSESS and APPRECIATE from the outside! This SUPERB FAMILY HOME has BEEN TASTEFULLY EXTENDED to both THE GROUND and FIRST FLOOR to provide VALUABLE ADDITIONAL FAMILY SPACE and has BEAUTIFULLY PRESENTED ACCOMMODATION which is decorated in light, mainly neutral schemes and is being offered with THE ADVANTAGE OF NO CHAIN ABOVE. The property has the benefit of a SOUTHERLY FACING ASPECT TO THE FRONT providing some natural warmth to the rooms on this elevation and ADJOINS FIELDS/COUNTRYSIDE TO THE REAR, enhancing the appeal of this sought after location. There is EXCELLENT RECEPTION SPACE including a SUPERB LIVING-DINING KITCHEN which is ideal for relaxed family living and also for entertaining, FOUR BEDROOMS OF GOOD SIZE including an impressive master suite with fully tiled en-suite shower room, and a "HOME GYM". The property is LITERALLY WITHIN A COUPLE OF MINUTES WALK OF ACCESS TO DELIGHTFUL COUNTRYSIDE providing rural walks and rambles which form part of the Ebor Way!

£715,000 Freehold





AMENITIES: BRAMHOPE is located approximately eight miles north of Leeds off the A660 and is also within comfortable daily commuting distance 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 approximately 15 minutes drive and offers an excellent choice of shopping facilities including a Waitrose and Sainsbury's supermarket and other family amenities. BRAMHOPE VILLAGE has a range of local shops including a chemist, a newsagent and a bakery and there are also hair and beauty salons and a welcoming public house in the village centre. There is a butcher's, a delicatessen and a dry cleaners as well as another newsagent on Tredgold Avenue - about ten minutes walk from the property. THE RENOWNED VILLAGE PRIMARY SCHOOL is barely half a mile away and approximately 15 minutes walk, as is Chevin Medical Practice/Bramhope Health Centre, which is adjacent to the school. 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 grassed area with established trees in the



village. Within a couple of minutes walking distance of this property there is IMMEDIATE ACCESS TO DELIGHTFUL COUNTRYSIDE providing rural walks and rambles and featuring part of the Ebor Way. The proximity of Breary Lane East to fields and woodland ensure an abundance of birdlife and wildlife to observe and enjoy in a beautiful setting and there are regular sightings of Red Kite immediately overhead. The famous Golden Acre Park is within very easy reach and about five minutes drive by car and the Leeds and Bradford Airport is approximately 15 minutes drive. There are public transport facilities to Leeds city centre, via Headingley and the university on Leeds Road - which is in easy walking distance and in the other direction also on Leeds Road, to Otley, Ilkley and Skipton.

DIRECTIONS: FROM THE MAIN LEEDS/OTLEY ROAD (A660) in Bramhope - near the parades of shops and pedestrian traffic lights, turn into Breary Lane East (at the junction with Breary Lane) and proceed forward for a couple of hundred yards or so and as the road bears sharply round to the left into Creskeld Lane, fork right (see one of the village notice boards on the corner) into the continuation of Breary Lane East. "BRAYTHAY" is then towards the far end on the left SET BACK and WELL SCREENED FROM THE ROAD.

ACCOMMODATION: The property, which, has GAS CENTRAL HEATING, also has THE ADVANTAGE OF UPVC DOUBLE GLAZED SEALED UNIT WINDOWS and the GENEROUS, WELL PROPORTIONED FAMILY ACCOMMODATION briefly comprises:

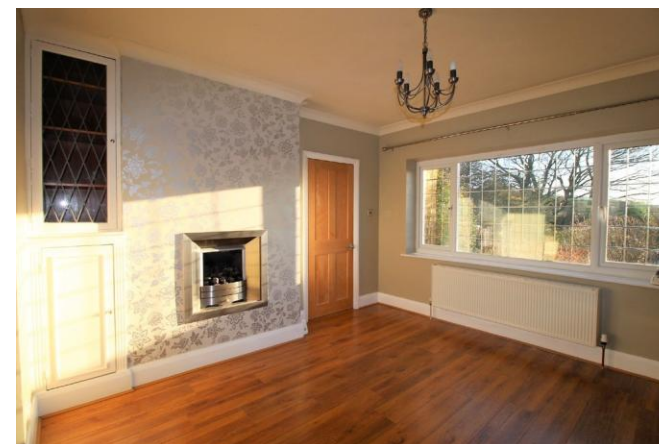
GROUND FLOOR

DECORATIVE CANOPY With adjacent very established Wisteria, provides covered access to the.....

HARDWOOD FRONT DOOR Which leads to the.....

RECEPTION HALL With patterned wood floor, central heating radiator and light oak style doors complementing the floor in the reception hall.

THROUGH LOUNGE Which is a WELL LIT ROOM by virtue of having WINDOWS TO ALL THREE SIDES and there is also cornice to the ceiling,



enhancing the style. The "aged oak" effect wood panelled floor creates interest and character on entering the room and there are UPVC double glazed sealed unit leaded French style doors, to the front elevation and either side of which is a matching UPVC double glazed sealed unit leaded window OVERLOOKING THE PRIVATE, SOUTHERLY FACING GARDEN. There is also a UPVC double glazed sealed unit leaded window to the rear elevation - from where to enjoy the rear garden outlook and with fields immediately beyond, plus a UPVC double glazed sealed unit leaded window to the side elevation providing additional natural light as well as further interest to the room. Limestone fire surround with STOVAX solid fuel burning stove inset on black granite hearth and with exposed brick interior and a most attractive feature and very much the focal point of the room. Wall up-lighters, on a dimmer switch, for added effect.

SUPERB LIVING-DINING KITCHEN With adjoining SITTING ROOM/RELAXATION AREA in a most attractive, contemporary style, open plan arrangement - ideal for relaxed living and also for entertaining - particularly for parties and larger family gatherings and with UPVC double glazed sealed

unit leaded windows to both the front and rear elevation creating a VERY IMPRESSIVE THROUGH ROOM with different aspects and which comprises;....

SITTING ROOM/RELAXATION AREA With almost full width window, to the front elevation and central heating radiator beneath and a recessed china/display cabinet with diamond shaped, leaded glass door and drinks cupboard beneath. Feature raised "hole-in-the-wall" style real flame coal effect gas fire with stainless steel surround and light oak panelled style floor and a wide and tall aperture leading to the adjoining.....

SUPERB LIVING-DINING KITCHEN With large floor tiles in a characterful "aged stone" style and which provide an attractive contrast with the black granite working surfaces. WELL PLANNED and TASTEFULLY FITTED with wall units and a range of matching base units with black granite working surfaces, which extend to provide a splash-back and also on to the window sill. Belfast style ceramic sink with chrome dual flow tap - beneath the window - overlooking the garden and towards fields immediately beyond the garden. CANNON range style cooker comprising six burner gas hob with two electric ovens (one of which is fan assisted) and grill plus a warming drawer beneath and three-speed fan/filter and lights in a canopy above and there are also spotlights above the working surfaces. Illuminated patterned glass fronted wall cabinet, integrated BEKO automatic dishwasher, peninsula unit which incorporates a range of drawers on a soft closing mechanism and including a deep pan storage drawer. Ladder radiator and a hardwood door leading to the.....

ENCLOSED REAR PORCH With generous UPVC double glazed sealed unit leaded windows and a UPVC outer door providing direct access to the paved patio and rear garden.

GUEST CLOAKROOM With white fittings comprising low suite WC and pedestal wash basin with ceramic splash tiling. Ladder towel radiator beneath the UPVC double glazed sealed unit window with leaf patterned glass for privacy and opening into the rear porch.

USEFUL UNDER STAIRS STORAGE CUPBOARD Opposite the guest cloakroom.

FAMILY ROOM OR OPTIONAL SEPARATE FORMAL DINING ROOM (If preferred) or HOME OFFICE and a very individually styled room, adaptable to personal requirements. Laminate oak panelled effect floor and EXCELLENT NATURAL LIGHT provided by the generous wide UPVC double glazed sealed unit leaded window, to the rear elevation, overlooking part of the garden and towards the fields immediately beyond, which provide a lovely rural aspect. This room also has four matching Velux windows and almost floor to ceiling UPVC double glazed sealed unit French style doors with a matching UPVC double glazed sealed unit leaded window on either side and providing access to the patio. Fitted horizontal blinds and a central heating radiator.



LAUNDRY-UTILITY ROOM With slate effect floor covering and A GENEROUS RANGE of wall units and base units in white "high gloss" finish and with two matching Velux windows plus halogen down-lighters to the ceiling. Stainless steel inset sink with chrome dual flow tap, plumbing for washing machine, space for condenser dryer and useful deep storage unit. Central heating radiator and a personal service door providing INTERNAL ACCESS to/from the.....

HOME "GYM" OR HOBBIES ROOM With two matching high level Velux windows and halogen down-lighters. Alternatively the gym offers potential to be used as a garage for a smaller car.

LOVELY OPEN SPINDLED, BALUSTRADED STAIRCASE Provides access from the reception hall to the....

FIRST FLOOR

LANDING OF VERY GOOD SIZE (Virtually a room in itself!) with space to display items of furniture, an alcove adding interest and central heating radiator beneath the two matching UPVC double glazed sealed unit, leaded rear windows.

THE IMPRESSIVE MASTER SUITE COMPRISES;.....

BEDROOM 1 With oak panelled floor - complementing the door from the landing and also the door to the en-suite shower room. Central heating radiator beneath the virtually full width UPVC double glazed sealed unit leaded front window - overlooking the garden and also enjoying the southerly facing aspect for some natural warmth and very good natural light. There is also a second UPVC double glazed sealed unit window to the side elevation and door in a light oak wood grain effect, leading to the....

EN-SUITE, FULLY TILED SHOWER ROOM Which also has a tiled floor and the modern white fittings comprise pedestal wash basin with chrome dual flow tap and low suite WC with dual flush. FULL WIDTH TILED SHOWER CUBICLE with large, fixed rainfall shower head and sliding glass door, providing maximum clear floor space. Chrome ladder towel radiator beneath the UPVC double glazed sealed unit rear window with patterned glass for privacy and halogen down-lighters to the ceiling on dimmer switch.

BEDROOM 2 With three sectional UPVC double glazed sealed unit leaded window, to the rear elevation and central heating radiator beneath. There is A DELIGHTFUL OPEN OUTLOOK ACROSS COUNTRYSIDE plus A LOVELY DISTANT VIEW enhanced by the wide expanse of skyline.

BEDROOM 3 With a generous wide UPVC double glazed sealed unit leaded window to the front, southerly facing elevation and with central heating radiator beneath.

BEDROOM 4 Which is a most attractive "cottage" style room and provides a VALUABLE FOURTH BEDROOM OF VERY GOOD SIZE! Central heating radiator beneath the UPVC double glazed sealed unit leaded front window.

SMART, PART-TILED FAMILY BATHROOM With white suite comprising double ended bath with tiled side panel and HAND HELD SHOWER above with full-height ceramic tiling to the adjacent walls plus a shower screen and recessed mirror above the bath, pedestal wash basin with chrome dual flow tap and THIRD LOW SUITE WC with dual flush. Two UPVC double glazed sealed unit leaded windows with patterned glass for privacy plus fitted horizontal blinds for additional privacy, dark wood style panelled effect floor, providing an attractive contrast with the white fittings and ladder towel radiator.

FOLDING WOODEN LOFT LADDER From the landing leads to VERY USEFUL BOARDED STORAGE SPACE with electric light and also houses the Worcester HIGHFLOW 400 ELECTRONIC central heating boiler.

OUTSIDE

FRONT: Twin electrically operated, remote controlled wooden gates with ADJACENT AUDIO ANSWER ENTRY SYSTEM, provide access to the.....

LONG, HERRINGBONE STYLE BLOCK PAVED DRIVEWAY Providing space for 3-4 cars (depending on the sizes) to stand in tandem.

There is a VERY PLEASANT, PRIVATE, MAINLY LAWNED GARDEN which is well screened from Breary Lane East by an interesting variety of mature shrubbery and some trees, which include a very established tree with interesting trunk



configuration and which is the focal point! There is also a Spruce tree inset in the lawn plus two mature fruit trees.

REAR: Paved patio area, to the immediate rear, for garden relaxation furniture and barbecue equipment as well as for tubs of shrubs and plant displays and beyond which is a gently sloping lawn with central fitted bench style seating in stone surround (for outside entertaining) and the garden is ENHANCED BY THE FIELDS/COUNTRYSIDE IMMEDIATELY BEYOND providing A LOVELY SEMI-RURAL ASPECT.

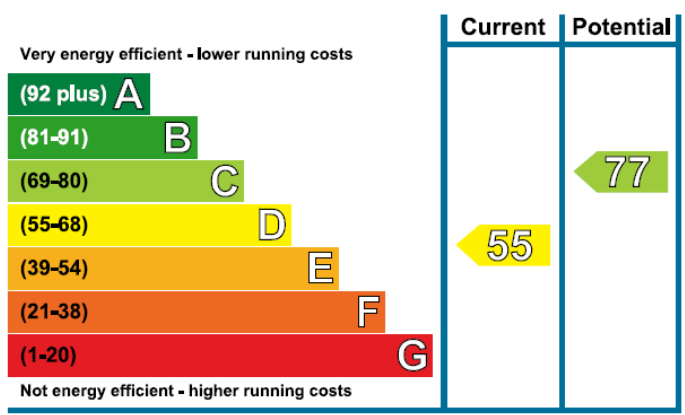
PLEASE NOTE: The extent of the property and its boundaries are subject to verification by an inspection of the deeds.

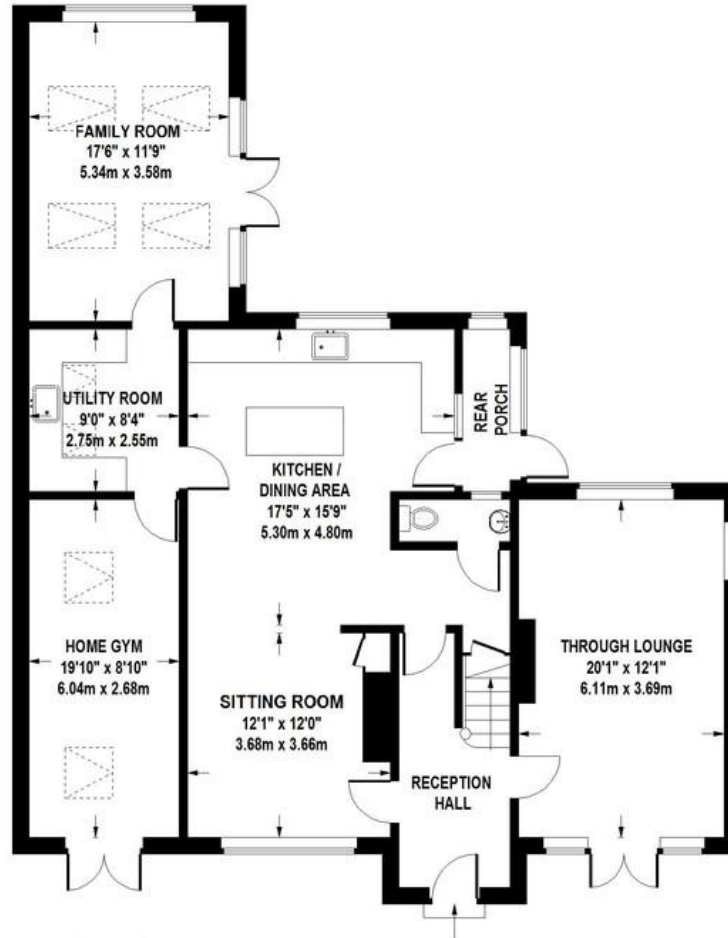
VIEWING ARRANGEMENTS: Strictly by appointment through Walker Smale's Bramhope Village office, telephone 0113-2843048.





Energy Efficiency Rating





GROUND FLOOR



FIRST FLOOR

93 BREARY LANE EAST

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 353140)

