

Westfield, 39 Breary Lane East, Bramhope, Leeds,
West Yorkshire, LS16 9EU
£449,950 Freehold

walkersmaile



Westfield, 39 Breary Lane East, Bramhope, Leeds, West Yorkshire, LS16 9EU

SET WELL BACK FROM THE ROAD on this DELIGHTFUL SEMI-RURAL LANE and CLEVERLY STAGGERED with the adjacent properties to create A DEGREE OF INDIVIDUALITY, an excellent opportunity for a couple or family to purchase this MOST APPEALING, STONE FACED, DETACHED RESIDENCE which is being offered with IMMEDIATE VACANT POSSESSION and therefore NO CHAIN ABOVE. This LOVELY HOME, which, has VERY WELL-LIT ROOMS by virtue of the GENEROUS WINDOW SPACE, also benefits from a SOUTHERLY FACING ASPECT to the front providing some NATURAL WARMTH and ALL FOUR BEDROOMS have FITTED WARDROBES and include a MASTER BEDROOM OF IMPRESSIVE SIZE with the advantage of AN EN-SUITE SHOWER ROOM also of good size. From the rear bedroom windows there is A SUPERB, PANORAMIC VIEW ACROSS PART OF THE WHARFE VALLEY encompassing Almscliff Crag in the distance. The two reception rooms with connecting twin glass panelled doors can be combined to form AN EXCELLENT THROUGH ROOM which is ideal for relaxed living and also for entertaining, particularly for parties and larger family gatherings. The property has a PRIVATE REAR GARDEN and TWO CAR (side by side) GARAGE and is REALISTICALLY PRICED to allow SCOPE FOR SOME UPDATING and SHOULD RESPOND WELL. Ideally located within relatively easy walking distance of the village centre (barely 15 minutes), the property is also about five minute's walk from DELIGHTFUL COUNTRYSIDE providing rural rambles which form part of the Ebor Way.

£449,950 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 historic, active market town of Otley is barely 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 butchers, a delicatessen and a cafe as well as a dry cleaners and another newsagent on Tredgold Avenue - about 10 minute's walk from the property. THE RENOWNED VILLAGE PRIMARY SCHOOL is about one third of a mile away and approximately 10-15 minute's 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 approximately five minute's walk of the property there is 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 interesting variety of birdlife and wildlife to observe and enjoy and there are regular sightings of Red Kite overhead. The famous Golden Acre Park is within very easy reach and about five minute's drive by car and Leeds and Bradford Airport approximately 15 minute's drive. There are public transport facilities to Leeds city centre, via Headingley and the university on Leeds Road - which is within very 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. "Westfield" is then a short way along on the left SET WELL BACK FROM THE ROAD.

ACCOMMODATION: The property, which, has GAS CENTRAL HEATING, also has THE ADVANTAGE OF MAINLY UPVC DOUBLE GLAZED SEALED UNIT WINDOWS as described below and the WELL PROPORTIONED and VERY WELL-LIT ACCOMMODATION briefly comprises:

GROUND FLOOR

DEEP RECESSED OPEN PORCH With UPVC panelled ceiling and outside light, provides covered access to the HARDWOOD PANELLED STYLE FRONT DOOR leading to the...

LIGHT "L" SHAPED RECEPTION HALL With central heating radiator.

GUEST CLOAKROOM With WINDOWS TO TWO WALLS - one of which is a UPVC double glazed sealed unit window and both windows have patterned glass for privacy plus vertical blinds for additional privacy. The coloured fittings comprise low suite WC and pedestal wash basin beneath the side window. Central



heating radiator.

LOUNGE Which is a VERY WELL-LIT, ELEGANT ROOM with cornice to the ceiling enhancing the style and generous wide and tall UPVC double glazed sealed unit windows to the southerly facing front elevation, providing EXCELLENT NATURAL LIGHT and some NATURAL WARMTH...notice also the distance to the property opposite! There is a further, smaller UPVC double glazed sealed unit window, to the side elevation, providing additional natural light and interest to the room, with fitted bookcase beneath and a Yorkshire stone fire surround with Cornish slate hearth and a very attractive feature and the focal point of the room. Two central heating radiators and two wall up-lighters for added effect and twin, almost floor to ceiling glass panelled doors in hardwood frames providing access to the

separate or connecting....

DINING ROOM Also with corniced ceiling and central heating radiator beneath the UPVC double glazed sealed unit window OVERLOOKING THE PRIVATE REAR GARDEN. Two wall up-lighters.

The lounge and the dining room, when combined, form AN EXCELLENT THROUGH ROOM ideal for relaxed living and also for entertaining, particularly for parties and larger family gatherings.

LIVING-DINING KITCHEN Which has THE ADVANTAGE OF TWO UPVC DOUBLE GLAZED SEALED UNIT WINDOWS, to the rear elevation and MAXIMUM WINDOW PRIVACY. There is a range of traditional style medium oak fronted wall units and matching base units plus long working surfaces with space for equipment beneath. The single drainer stainless steel inset sink is beneath the larger of the windows and there is a deep fitted shelved larder-style unit. Service for gas cooker, ceramic tiled splash-backs, four spotlights on track to the ceiling, central heating radiator, ample space for dining table and chairs and a modern UPVC side outer door.

LAUNDRY-UTILITY ROOM With a door from both the kitchen and the reception hall and with a wide and deep working surface which has plumbing for washing machine beneath, under the side window. Boiler store place housing the ideal Mexico central heating unit with slatted airing shelves above and approached via twin louvre style doors. There is also a very deep, useful under stairs storage cupboard for ironing board, vacuum cleaner and shoes, etc.

STAIRCASE With a hand rail on both sides, provides access to the...

FIRST FLOOR

LANDING With the LOFT HATCH above and a deep recessed airing cupboard housing the hot water cylinder with slatted linen airing shelf.

THE MASTER SUITE IS OF VERY IMPRESSIVE SIZE And comprises;....

BEDROOM 1 With two separate UPVC double glazed sealed unit windows to the front, southerly facing elevation, providing EXCELLENT NATURAL LIGHT and some natural warmth and there is also a window to the side elevation (adjacent to the bed area) and from where - across one corner, is a DELIGHTFUL RURAL OUTLOOK. Two central heating radiators, corniced ceiling



and FITTED, FLOOR TO CEILING WARDROBES with sliding doors, providing maximum clear floor space.

EN-SUITE FULLY TILED SHOWER ROOM OF GOOD SIZE With coloured fittings comprising pedestal wash basin and low suite WC. SHOWER CUBICLE with mira Advance unit and patterned glass door. Two matching UPVC double glazed sealed unit windows with patterned glass and fitted roller blinds with central heating radiator beneath and glass toiletries shelves.

BEDROOM 2 Also with FITTED WARDROBE and SHELVED CLOTHES STORAGE UNIT with adjacent display shelves and useful cupboard space above. Central heating radiator beneath the rear window - from where there is A SUPERB PANORAMIC VIEW ACROSS PART OF THE WHARFE VALLEY encompassing Almscliffe Crag in the distance.

BEDROOM 3 With FITTED WARDROBES and window to the rear elevation with central heating radiator beneath and ENJOYING THE SAME PANORAMIC DISTANT VIEW as from bedroom 2 plus A LOVELY WIDE EXPANSE OF SKYLINE.

BEDROOM 4 Or STUDY, with fitted wardrobe and adjacent shelved cupboard unit plus vanity top/desk with central heating radiator beneath. Window to the rear elevation.

BATHROOM With ceramic tiles to half wall height on three walls and coloured suite comprising panelled bath, pedestal wash basin with mirror fronted toiletries storage cabinet above and THIRD LOW SUITE WC beneath the UPVC double glazed sealed unit side window. Central heating radiator.



OUTSIDE

FRONT: THE MAIN GARDEN is to the front and has THE BENEFIT OF A SOUTHERLY FACING ASPECT and comprises neat lawn with rose bed border on one side plus a flower bed beneath the lounge window. There is also attractive low-growing shrubbery and a section of mixed hedge - strategically planted to provide WINDOW PRIVACY FROM THE ROAD.

VERY LONG DRIVEWAY Incorporating A STANDING BAY in front of the entrance door to the property and approximately half way down the side of the property is a FARMHOUSE STYLE FIVE-BAR GATE - so that the rear garden is enclosed.

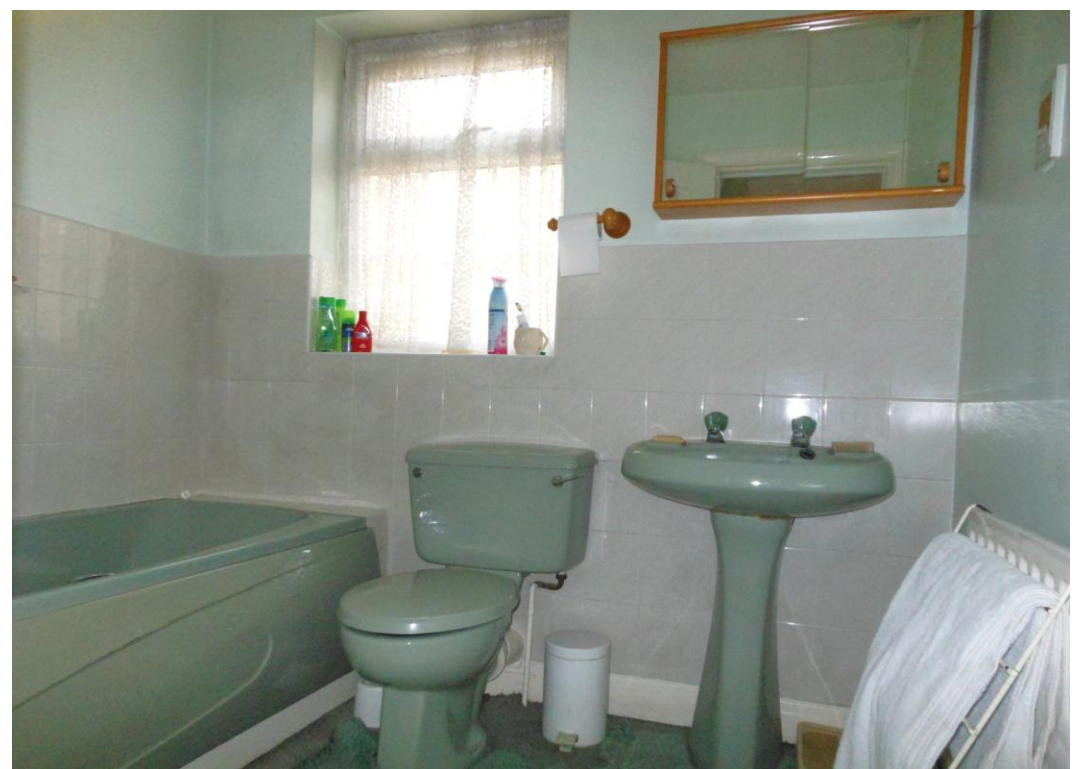
REAR: PRIVATE, MAINLY GRAVELLED GARDEN designed for ease of maintenance and ideal for garden relaxation furniture, barbecue equipment and also for tubs of shrubs and plant displays. There is also an interesting variety of mature shrubbery and some specimen trees including Yew and conifers and a further garden area - adaptable to individual requirements, behind the garage. SUMMERHOUSE.

DETACHED TWO CAR (SIDE BY SIDE) GARAGE With twin up and over doors and one of which is electrically operated, remote controlled.

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.



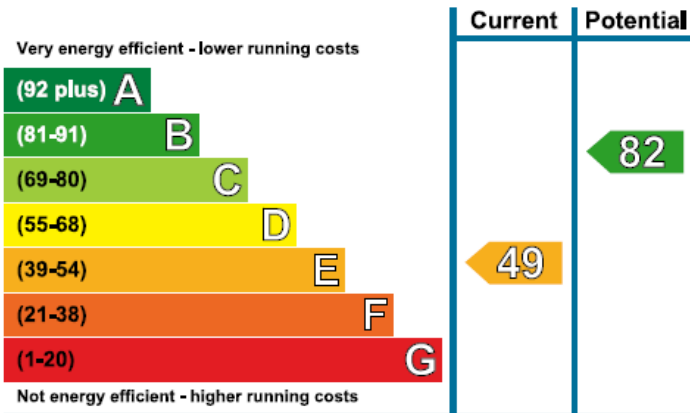


We'll help you find the right property
Call 0113 284 3048

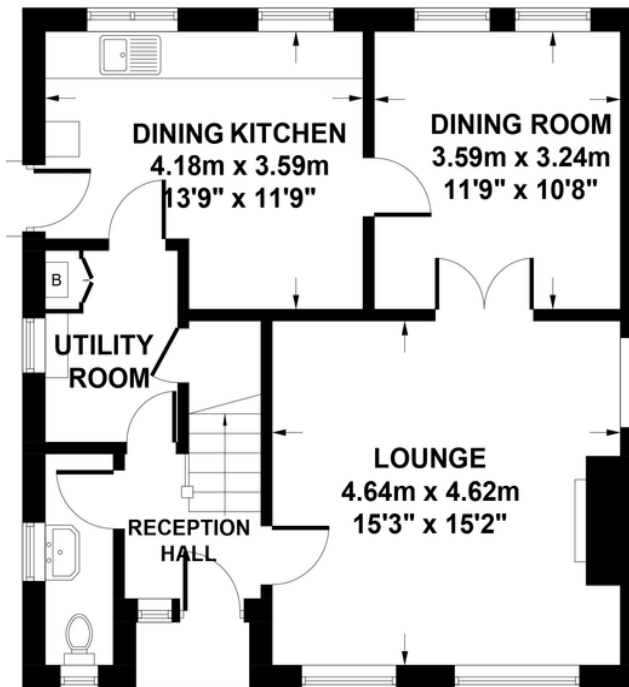
www.walker-smale.co.uk
Estate Agents for Wharfedale & North West Leeds



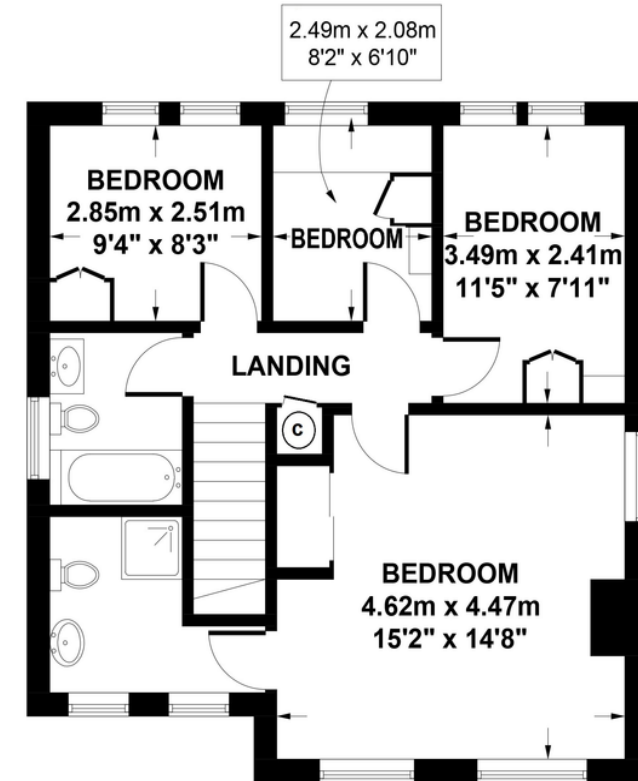
Energy Efficiency Rating



Floorplan



GROUND FLOOR



FIRST FLOOR

39 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 388529)



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.