



Betteras Hill Road

Hillam, Leeds, LS25 5HA
£825,000



SIGNATURE

BY

Emsleys | estate agents

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EXCEPTIONAL FAMILY HOME. SET ON 1.33 ACRES. FIVE DOUBLE BEDROOMS. THREE BATHROOMS.

A magnificent detached family residence, comprehensively modernised and skillfully extended, enjoying a commanding elevated position with grounds extending to 1.33 acres. Upon entering, the entrance hallway makes an immediate impression, featuring a graceful turned staircase rising to the first floor and traditional wall panelling that adds character and depth. A ground floor WC is thoughtfully positioned off the hallway. A light-filled and open plan kitchen/diner and utility area on the ground floor, along with a formal sitting room at the front of the house which provides an elegant space for entertaining, while a more relaxed reception room to the rear allows for informal family living overlooking the gardens. Ascending to the first floor, a split-level landing provides access to five generously sized double bedrooms and two well-appointed house bathrooms. To the left, the landing leads to three double bedrooms with master having an en-suite shower room and the principal bathroom with a built in steam room, while to the right, a further two double bedrooms are served by a stylish secondary wet-room. Approached via a sweeping driveway with dual vehicular access, the property offers both practicality and aesthetic appeal. The frontage is predominantly laid to stone, ensuring ease of maintenance, and framed by a low-level brick wall. Established shrubs and small specimen trees line the left and right borders, adding maturity and a sense of natural privacy to the setting. The property also benefits from a substantial double integral garage, accessed via an electric door complete with power and lighting. The gardens at this exceptional residence are nothing short of breathtaking. Expertly landscaped and lovingly maintained, the elevated setting offers a truly remarkable outlook, with approximately an acre of grassland extending gracefully beyond the formal garden boundary.

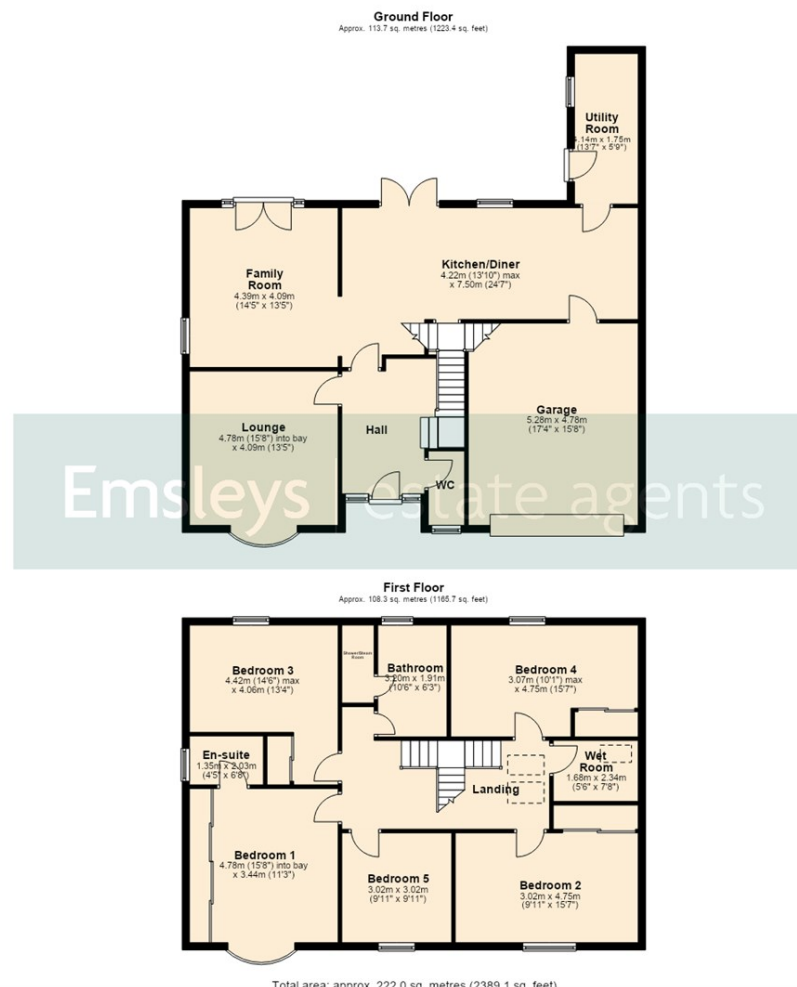
- RARE OPPORTUNITY
- 1.33 ACRE PLOT
- STUNNING VIEWS
- EXCEPTIONAL LANDSCAPED GARDENS
- THREE BATHROOMS
- TWO RECEPTION ROOMS
- DOUBLE GARAGE
- UTILITY & WC
- Council Tax Band E
- EPC Rating D











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