

HARDISTY PRESTIGE

Silvertrees

Bramhope

- 5/6 bed., detached home.
- Exclusive cul de sac location
- Semi rural village of Bramhope
- Extended/High spec., finish
- Fabulous living/din., kitchen

EPC Rating C

hardistyandco.com

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Silvertrees

Bramhope

A TRULY STUNNING, DETACHED FAMILY HOME in this MOST SOUGHT AFTER, SEMI RURAL location of BRAMHOPE. Sitting in a QUIET & PRIVATE CUL DE SAC this EXTENDED home OFFERS LUXURIOUS, HIGH SPECIFICATION FINISH throughout. FIVE beds., STUDY/bed., six, THREE bathrooms & EXTENSIVE RECEPTION SPACE. A SHORT WALK to village SCHOOL, amenities & with EXCELLENT TRANSPORT LINKS. Horsforth TRAIN ST., & LEEDS BRADFORD INTERNATIONAL AIRPORT are a SHORT DRIVE AWAY & there's DELIGHTFUL COUNTRYSIDE ON YOUR DOORSTEP too! - PERFECT FOR THOSE WEEKEND WALKS/BIKE RIDES! SO MUCH ON OFFER - EARLY VIEWING A MUST! EPC - C



INTRODUCTION

A rare opportunity in this much sought after semi rural village of Bramhope! A truly stunning detached family home situated in a quiet and private cul de sac location amidst a select few properties of similar calibre. Occupying an immaculately tended, generous plot with a superb frontage and large, enclosed family garden to the rear, double garage with electric up and over door and further fenced garden to the side, this extended property now provides substantial living space over two floors. Offering well planned reception space, utility room, guest cloaks/WC, fabulous living/dining/kitchen of impressive proportions, complemented by five double bedrooms, a study/bedroom six and three bathrooms to the second floor, all so stylishly presented, this recently improved family home must be viewed at your earliest convenience. Outside the gardens are beautifully landscaped and full of colour, enclosed so perfect for families to enjoy, with more than enough space for entertaining too. This secluded cul de sac is in a central Bramhope location enjoying a good deal of peace and quiet and excellent privacy. Stroll to the highly regarded local school and village amenities, Horsforth train station and Leeds Bradford International Airport are both a short drive away as is delightful countryside - perfect for those family weekend walks or bike rides!

LOCATION

Bramhope is a prestigious village located to the North of Leeds, off the A660, with good access links to Leeds, Bradford & Harrogate City centres. The Market Town of Otley is a short drive away and offers an excellent selection of shops and other family amenities, along with the beautiful Otley Chevin where you can enjoy spending leisure time. Bramhope Village offers a selection of local shops, a welcoming village pub and there is a popular village primary school. The property is within easy reach of lovely open countryside and the famous Golden Acre Park. The train station at Horsforth and Leeds Bradford International Airport are both a short drive away.

HOW TO FIND THE PROPERTY

From our office at New Road Side proceed up New Road side. Turn right before the Fleece Public House to the traffic lights. Turn right then immediate left at the Toby Carvery. Continue along Church Road/Long Row. At the roundabout exit down Station Road, across the bridge and then turn right up Tinshill Road. At the Traffic lights turn left into Cookridge Lane. Continue for 1.9 miles approx into the Village centre. Turn right into Breary Lane, past the shops on the right then right into Parklands Gate, into Silvertrees. Post Code LS16 9AS.

ACCOMMODATION

TO THE GROUND FLOOR

Solid timber and glazed entrance door leading into...

ENTRANCE HALL

A lovely, light and airy entrance hallway with a window either side of the front door. A lovely first impression with modern decor theme, deep ceiling cornice and skirting boards. Stunning oak style floorboards, painted spindle and balustrade staircase to the first floor and double multi-paned doors into the ...

LOUNGE

11'10" x 20'4"

A beautiful, stylish reception room with dual aspect to the side elevations allowing natural light to flood the room and giving access out to the garden. A real feature is the large Inglenook fireplace with exposed brickwork, inset Living Flame gas fire set upon a stone hearth, perfect for those chilly evenings.

LIVING/DINING KITCHEN

Such a stunning and large area that perfectly combines all your cooking, family relaxing and dining space. If entertaining is your thing then this is just perfect, ample room for your guests to mingle and chat, lots of natural light and doors opening outside into the garden, a wonderful party area! Comprising...

KITCHEN

16'6" x 11'5"

A luxurious kitchen, recently re-designed and fitted with a range of quality ivory painted cabinets and drawers providing excellent storage space. Granite work-surfaces, and a super central island unit in contrasting timber, with useful storage cabinets, power supply and matching granite surface which extends to provide a useful breakfast bar for casual dining, this adds to the 'Wow' factor. Inset one and a half bowl sink with grooved side drainer and brushed nickel swan neck mixer tap. Integrated five point gas hob with extractor over and stainless steel splash-back. Built in in twin waist level ovens. Recess within the cabinetry for a tall fridge/freezer. Smart, modern flooring. Inset ceiling spotlights. Two-tone decor theme. Window. Opens into...

LIVING/DINING AREA

22'1" x 10'0"

Fantastic space for modern style family living, dining and entertaining, lots of space to add a good sized dining table and chairs. Continuation of the smart modern flooring from the kitchen. Opening into...

SITTING ROOM

22'1" x 11'0"

An elegant room with such a tranquil feel. Two sets of bi-fold doors open out to give access into the garden at the rear and side. The flooring continues, adding a seamless flow. Space for a couple of large comfy sofas, sideboard and point for a large T.V, the family can sit here whilst the dinner is prepared, do homework or chat. Further window.

UTILITY ROOM

7'9" x 5'11"

Taking care of the practical requirements of the family home. A most useful space which is plumbed for a washing machine and has



a point for a tumble drier. Fitted units and luxury granite work-surface to complement the kitchen. Inset stainless steel sink, side drainer and modern mixer tap. Granite window sill and up-stand. Extractor fan. Internal door leading into the garage.

GUEST CLOAKS/W.C. 5'7" x 3'8"

A further useful convenience. Fitted with a contemporary suite comprising vanity with inset rectangular sink and mixer tap and a 'floating' WC with concealed flush, travertine back and splash-backs. Oak flooring. Painted neutral decor.

TO THE FIRST FLOOR

Staircase with half landing leading up to...

LANDING

A well proportioned modern landing with a 'galleried landing' feel. Access hatch into the loft. Doors into...

BEDROOM ONE

19'0" x 16'11"

A generous sized master bedroom fitted with an extensive range of quality wardrobes along the length of one full wall, providing excellent hanging and storage space. Window letting in a good amount of natural light. Neutral decor theme. Door into...

EN-SUITE

12'0" x 6'0"

A luxurious en-suite serving the master bedroom well. Fully tiled to the walls and floor with quality Travertine, fitted with a four piece suite comprising panel bath with wall mounted concealed mixer and shelf area for toiletries, candles etc , 'floating' WC with chrome concealed flush, semi-pedestal wash hand basin and a large glazed shower enclosure with chrome thermostatic shower control and riser attachment. Fitted mirror and feature lighting. Two white heated towel rails. Inset ceiling spotlights.

BEDROOM TWO

20'11" x 11'4"

Another impressive sized bedroom, again fitted with quality wardrobes providing excellent hanging and storage space. The window lets in good natural light and provides a pleasant outlook over the garden. Door into...

EN-SUITE

An attractive en-suite fitted with a modern three piece suite comprising modern shower cubicle with shower fitted, WC and a pedestal wash hand basin. Fully tiled in stylish ceramics. Chrome heated towel rail.

BEDROOM THREE

22'1" x 11'4"

A spacious bedroom with modern decor theme. Fitted wardrobes and drawers for hanging and storage purposes. Modern scheme of decor. The window provides a pleasant garden outlook.

BEDROOM FOUR

10'3" x 11'10"

A great sized fourth bedroom, a comfortable double. Fitted modern wardrobes. Attractive colour decor theme.

BEDROOM FIVE

9'11" x 11'11"

Another good sized bedroom with a smart presentation. Street scene outlook through the window.

STUDY/BEDROOM SIX

7'1" x 9'2"

Very useful as a work from home office or study area. Neutral decor theme. Velux window for natural light.

HOUSE BATHROOM

This is a stunning bathroom, recently fully up-graded and now presenting a bathroom you would likely see in 'Homes & Gardens

magazine. Large/double walk-in shower enclosure, contemporary shaped bath tub with mixer/shower attachment, 'floating' wash hand basin and a corner W.C. Fully tiled in quality ceramics, with contrasting column tiling and border pattern that complements the flooring perfectly. Two windows letting in good natural light. Fitted storage cupboard. Feature lighting. Chrome heated towel rail.

TO THE OUTSIDE

The property occupies a beautiful plot, having a large brick block paved parking forecourt to the front, leading to a double garage with electric up & over door, power and light. A large flower bed displays a magnificent array of colourful flowers and an exotic tree. Further flower beds are brimming with colour and really do enhance the appeal of the frontage. At the immediate rear there is a large stone paved terrace upon which you can add tables and chairs and entertain to your heart's content, or simply enjoy a BBQ with the family. Brick dwarf walling. There is a good sized shaped lawned area with mature flower/shrub borders which add colour and interest. The rear garden is totally enclosed, private and safe. Further fenced garden area to the side of the property.

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

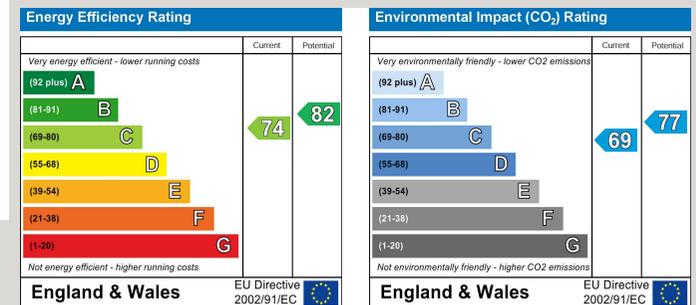
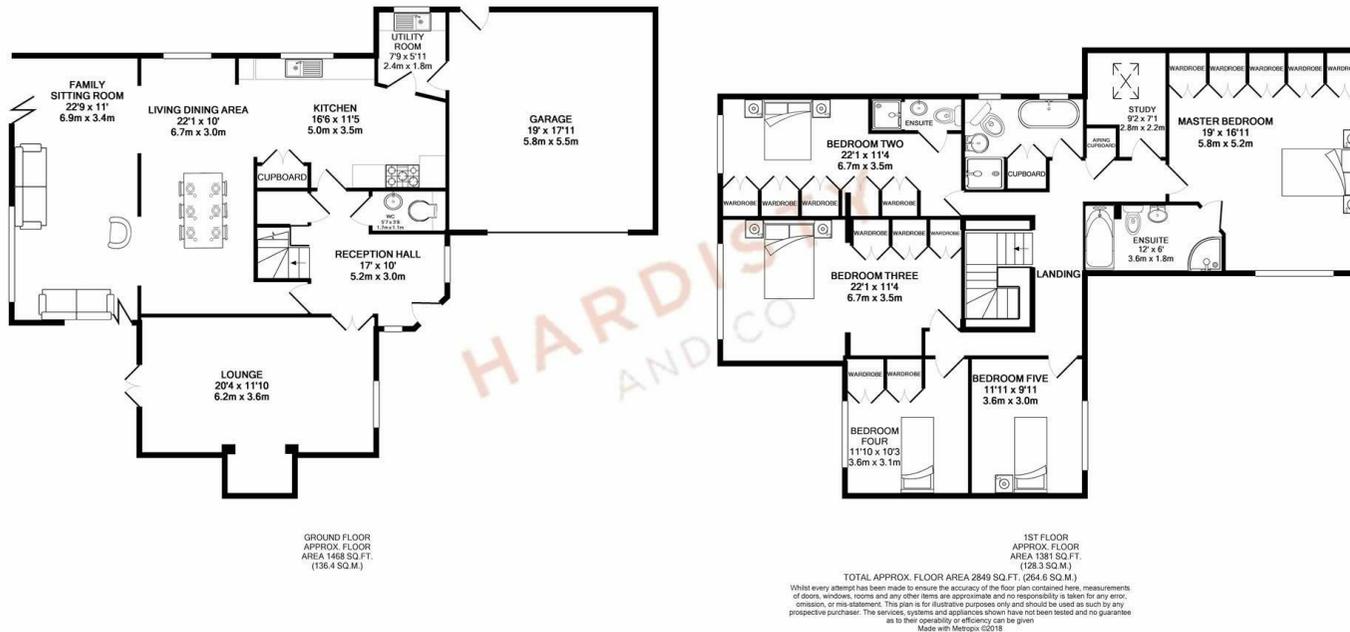
BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



Leeds

Bramhope



This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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