



## 8 Breary Lane East, Bramhope, Leeds, LS16 9BH

Fletcher Properties are delighted to present this four bedroom character house in Bramhope.

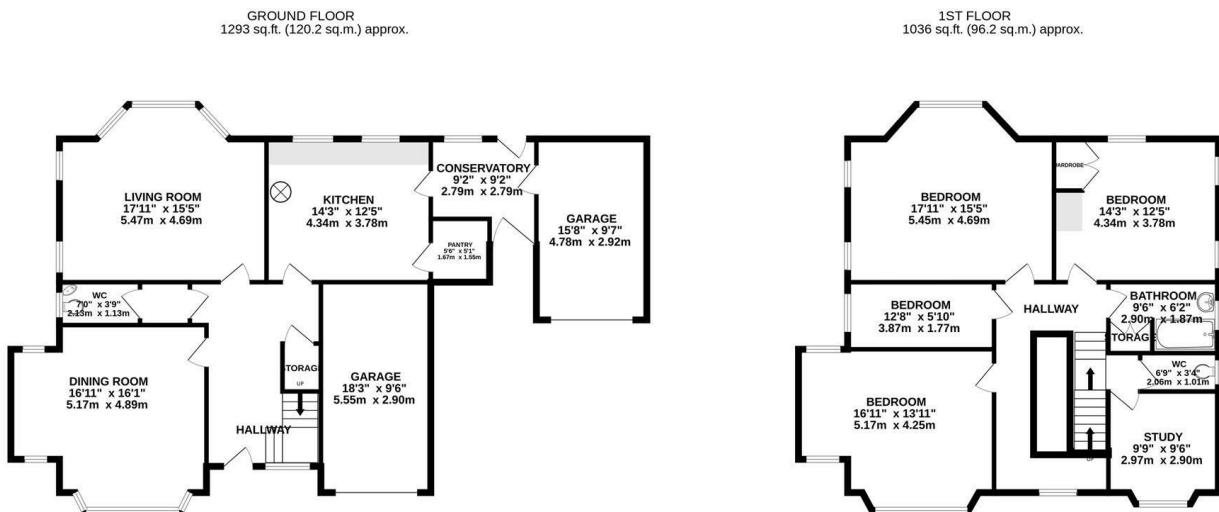
Offered chain free and filled with traditional features, this 'Crowther' house provides an incredible opportunity for buyers who are looking to enjoy a quiet village location, with possibilities to modernise and develop throughout.

From the front driveway the property enters into an open hallway with a beautiful wrap around staircase. The ground floor accesses the dining room to the front of the house and the main reception room to the rear. A guest WC is located to the side. The kitchen leads to a pantry and a porch, which itself provides access into one of the garages and the rear garden.

Upstairs, an ornate balcony follows the landing of the property, with a study and WC located partway up the staircase. There are three large bedrooms including the master bedroom and one smaller guest room, each with lovely views of the front or rear garden.

**£800,000**

- Four Bedrooms
- Front Driveway
- Two Garages
- Rear Garden
- Two Reception Rooms
- Chain Free



**TOTAL FLOOR AREA : 2329 sq.ft. (216.4 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	