



dp David Phillip

4 West Hall Court, Bramhope, Leeds, LS16 9EQ  
£699,950





About the Property which with our 3D virtual tour presents a very exciting opportunity to acquire a large semi-detached family house offering a stunning and flexible contemporary layout, arranged over different levels connected by short easy flights of stairs, which is beautifully presented throughout. The private front south-facing sun trap patio leads to a superbly fitted dining kitchen with appliances and granite work tops only recently replaced including a Quooker tap. The inner hall with steps to upper and lower floors has a guests' cloaks/WC. The upper floors comprise a spacious rear facing lounge with fitted cupboards and bespoke Velux windows which open to breath-taking views across the picturesque Wharfe valley. The mezzanine above has further built-in cupboards currently providing useful dining space with a front facing balcony. There are two bedrooms on the first floor, one with access to a rear facing balcony, and a shower room. There are two further bedrooms on the split-level ground floors including the main suite with "his" and "hers" dressing areas plus a spacious en-suite with under floor heating and has windows opening to the rear patio and enclosed rear lawned garden with a patio. Additionally, there is a further bathroom with a shower cubicle as well as a bath and a separate utility room. The accommodation has a gas-fired heating system and UPVC sealed double glazed windows.

The picturesque semi-rural village of Bramhope is surrounded by beautiful countryside and is regarded as one of North Leeds most sought-after residential areas. It enjoys an active community spirit including the Fox and Hounds pub with a coffee lounge and patio area. There are a number of local shops including a village butchers, a grocer and bakery, sporting clubs including bowling, tennis and cricket grounds, two churches, a medical centre including a dental practice, a children's nursery and a highly regarded primary school (Outstanding Ofsted Rating) which currently feeds to Prince Henrys Grammar in Otley. There are a number of private schools too located nearby catering for all age groups. The village is strategically located for daily commuting to Yorkshire's key business centres including Leeds, Bradford, Harrogate, York and there is the M1/A1/M62 national motorway network near to Wetherby making areas further afield more accessible by road. Otley's nearby active and historic market town offering many extensive amenities includes Waitrose, Sainsbury's and Asda supermarkets. Train stations with main line links are available at nearby Weeton (Huby), Horsforth and there is the Leeds/Bradford International Airport at Yeadon.

Leeds 7 miles. Harrogate 11 miles. York 29 miles. Bradford 11 miles. Motorways 12 miles (All approximate)



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			
EU Directive 2002/91/EC		76	83

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			
EU Directive 2002/91/EC		4	3



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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