



## 4 Creskeld Gardens Bramhope, Leeds, LS16 9EN

- Attractively Presented "Crowther Built" Detached Family Home
- Offering Most Interesting Flexible Spacious Ground Floor Space
- Large Single Garage with Heated 'Versatile Room' currently used as a Gym to Rear
- Energy Performance Certificate (EPC) Rating E
- Tastefully Extended with Four Bedrooms and Two Bathrooms
- Commanding Stunning Views to The Rear Over a Private Garden
- Peaceful Cul-de-Sac Setting in a Sought-After Location
- Leeds City Council Tax Band G

£875,000





## Property Description

A particularly fine "Crowther Built" four-bedroom detached family home situated in one of the village's more exclusive residential areas. The property is beautifully and tastefully presented and stands within a sizeable plot featuring a superb private rear garden with shaped lawns, complemented by established shrubs, flower beds and secluded patios, summerhouse, with stunning views enjoyed across the picturesque Wharfe Valley.

The large single garage 21'x 14'3" (6.4m x 4.3m) with electric up/over door is approached by a block paved drive providing additional off-road parking and the rear heated 'versatile room' currently used as a gym offers flexible usage.

The welcoming hall has a separate guest cloakroom with WC and serves the ground floor rooms. The lounge has a multi fuel stove and folding doors to the dining room with decorative panelled walls, which is open to the conservatory enjoying delightful elevated aspects and in turn the fitted kitchen with integral appliances and granite work tops. A separate utility is useful and has a stable side entrance door. There is a cosy sitting/summer room off the dining room with front patio window, splayed bay window and a range of fitted shelves.

There are four bedrooms on the first floor, three with built in wardrobes including Hammonds furniture to bedroom one which has a spacious en-suite with bath as well as a shower cubicle and the house bathroom is of a good size too. The accommodation is offered with a gas-fired heating system and the windows are UPVC sealed double glazed.

Please see the Bramhope area video coverage on our website



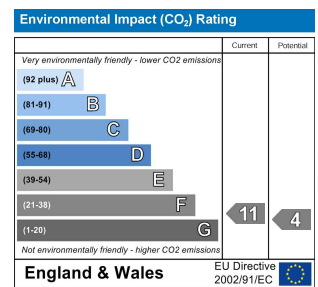
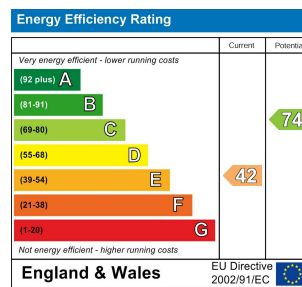


(davidphillip.co.uk) to appreciate how Bramhope is so highly regarded as one of North Leeds most sought-after villages in the heart of Yorkshire's beautiful countryside. It enjoys an active community spirit with an Ofsted rated "Outstanding" primary school, which currently feeds to Prince Henry's Grammar School in Otley, a children's nursery, a medical centre including a dental practice, a number of local shops including the village bakery, butchers' and the Fox and Hounds public house with a coffee lounge and patio area. There are a number of private schools too located nearby catering for all age groups. The village is strategically located for commuting into Yorkshire's key business centres including Leeds, Bradford and there is the M1/A1/M62 national motorway network near to Wetherby making areas further afield more accessible by road. More extensive daily requirements are available in Otley's nearby market town approximately 3 miles away with Waitrose, Sainsburys and Asda supermarkets and there are the popular spa towns of Ilkley and Harrogate being within comfortable daily travelling distance. A train station with main line links is available at nearby Horsforth and there is the Leeds/Bradford International Airport at Yeadon.



Leeds 8 miles, Bradford 11.5 miles, Harrogate 11 miles, Motorway 11 miles – (approximate).





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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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