



The South Wing, 1 Dyneley Hall, off Leeds Road, Bramhope LS16 9BQ
Asking Price Of £675,000

**Dale
Eddison**



The South Wing

1 Dyneley Hall

Off Leeds Road

Bramhope LS16 9BQ

A UNIQUE 6 BEDROOMED, ELEGANT PERIOD PROPERTY FORMING THE SOUTH WING OF THE HANDSOME DYNELEY HALL, WHICH INCLUDES A DELIGHTFUL PRIVATE LAWNED GARDEN, DRIVEWAY PARKING AND GARAGING.

A rare opportunity has arisen to purchase an impressive proportioned and privately located 6 bedroomed period home within the highly sought after village of Bramhope. With living accommodation arranged over three floors, the South Wing of Dyneley Hall truly warrants an appointment to view to appreciate the charm and ambiance within this fine home. The property incorporates two excellent reception rooms, a breakfast kitchen, utility room and a valuable cloaks w.c to the ground floor. There are three double bedrooms, one with a roof terrace, the house bathroom and a separate w.c to the first floor, whilst to the top floor is a large study landing, three further double bedrooms and a shower room. Externally there are neat lawned gardens, private driveway parking and twin garages.



The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

ENTRANCE HALL A welcoming entrance hall having tiled flooring, a central heating radiator and deep moulded ceiling cornice. Window and a door to the front elevation together with a roof light for additional natural light.

CLOAKS W.C Fitted with a low level w.c and a wash hand basin. Tiled flooring, moulded ceiling cornice and a window to the side elevation.

SITTING ROOM 22' 7" x 12' (6.88m x 3.66m) A delightful reception room having a focal fireplace with a gas fire inset and windows to either side, as well as windows and French doors to the lawned garden. Three central heating radiators, oak effect flooring, moulded ceiling cornice and rose.

DINING ROOM 13' x 12' 4" (3.96m x 3.76m) Window to the side elevation, central heating radiator, moulded ceiling cornice and oak effect flooring.

BREAKFAST KITCHEN 13' 11" x 8' 7" (4.24m x 2.62m) Fitted wall and base units having worksurfaces over, an integrated dishwasher and a sink unit inset. Built in electric oven and gas hob with an extractor hood over, central heating radiator, window to the side elevation and oak effect flooring.

UTILITY ROOM 9' x 8' 11" (2.74m x 2.72m) Providing plumbing for a washing machine and space for a condensing tumble dryer. Cupboard which houses the Worcester boiler, moulded ceiling cornice and a central heating radiator. Tiled flooring and a door to the side elevation.

INNER HALLWAY Having the staircase to the first floor with stripped and polished oak hand rails.

FIRST FLOOR LANDING Having a picture rail with a decorative freeze above and moulded corning. Central heating radiator.

BEDROOM 1. 14' x 12' 5" (4.27m x 3.78m) Benefitting from built in wardrobes, this attractive principal bedroom also has a central heating radiator, moulded ceiling cornice, a window to the side elevation and a glazed door to the roof terrace.

ROOF TERRACE Paved roof terrace with walling and railings around and looking over the private gardens.

BEDROOM 2. 12' 8" x 11' 5" (3.86m x 3.48m) Built in wardrobes to one wall, windows to the front elevation and a central heating radiator.

BEDROOM 3. 11' 11" x 10' 2" (3.63m x 3.1m) Built in wardrobes to one wall, windows to the side elevation and a central heating radiator.

HOUSE BATHROOM Impressive proportioned house bathroom having a stand alone roll top bath with clawed feet and a wash hand basin. Linen cupboard housing the hot water cylinder, a central heating radiator and a window to the side elevation.

SECOND FLOOR LANDING / SITTING OR OFFICE AREA Large open space used as a quiet reading area having a central heating radiator and a skylight window.

BEDROOM 4. 12' 8" x 12' 6" (3.86m x 3.81m) Central heating radiator, exposed beams and an arched window to the front elevation.

BEDROOM 5. 12' 7" x 12' 4" (3.84m x 3.76m) Central heating radiator, exposed beams and an arched window to the front elevation.



BEDROOM 6. 13' 4" x 8' (4.06m x 2.44m) Central heating radiator and a skylight window.

SHOWER ROOM & W.C Three piece suite in white comprising a walk in shower cubicle with a glazed screen, a low level w.c and a wash hand basin. Central heating radiator and a skylight window.

GARDENS PARKING AND TWIN GARAGES The property stands in a lovely garden, predominately laid to lawn with mature shrubbed borders and lovely mature trees. A private driveway provides off road parking and there are twin garages opposite the driveway (as you come up the right-hand side of Dyneley Hall.

TENURE We are advised that the property is Freehold.

COUNCIL TAX Leeds City Council Tax Band F. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

VIEWINGS We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us otley@daleeddison.co.uk or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ,

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

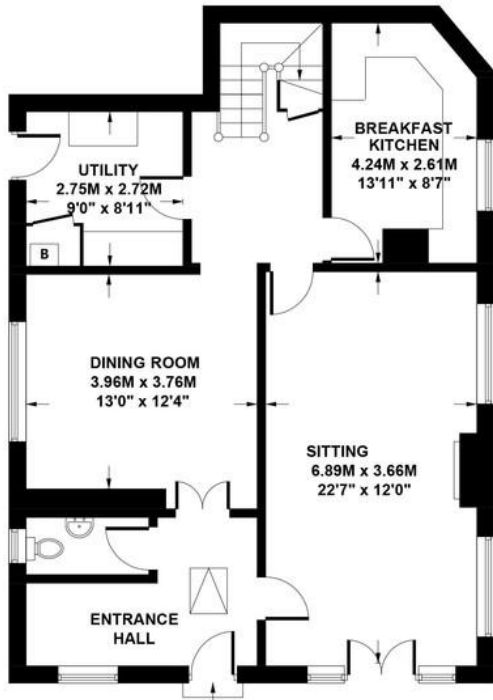
MORTGAGE ADVICE We are delighted to offer Whole of Market Mortgage advice through our relationship with Mortgage Advice Bureau. To make an appointment please ring 01943 465465 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

Dale Eddison Limited and Linley and Simpson Sales Limited are Introdncer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you chose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

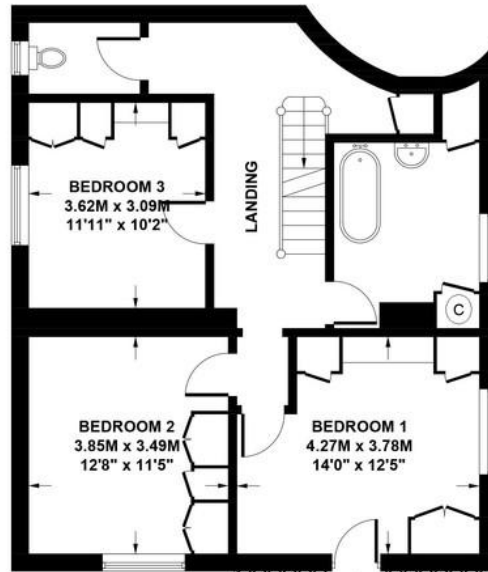
GENERAL The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERIN, TERRORIST FINANCING AND TRANSFER OF FUNDS REGUATIONS 2017 To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

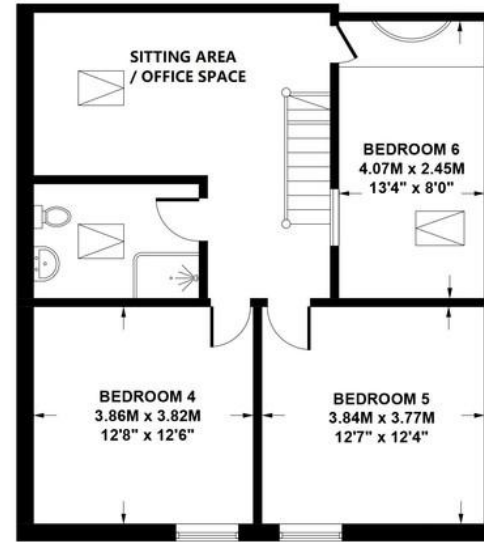




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



1 DYNELEY HALL, SOUTH WING

APPROXIMATE GROSS INTERNAL AREA = 224.5 SQ M / 2416 SQ FT

This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 734114)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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