



11 Eastgate

Bramhope

- Exquisite/high spec Bramhope house
- Extended/luxuriously refurbished
- Fab living/dining/kitch. 2 dbl beds
- Stunning historic features
- Enc south facing rear gdn. EPC..E

EPC Rating E

11 Eastgate

Bramhope

HANDSOME STONE RESIDENCE in the heart of desirable Bramhope, a short walk away from the popular village bakery, public house, newsagents, grocer etc, with commuter links also on hand. EXTENDED & COMPLETELY REFURBISHED to create a truly stunning home, with exceptional attention to detail & modern layout, perfect for entertaining. Historic features, with LUXURIOUS/HIGH SPEC ADDITIONS - FABULOUS OPEN-PLAN LIVING/DINING/KITCHEN, lounge/ family room off, utility room, W.C & versatile snug/third bedroom. First Floor: TWO DOUBLE BEDROOMS, luxurious en-suite to the master, along with a 5* hotel-esq house bathroom. South facing/landscaped rear garden. EPC - E



INTRODUCTION

An imposing double fronted stone cottage, situated in the heart of desirable Bramhope, only a short walk away from the popular village bakery, public house, newsagents, grocer etc, with commuter links also on hand. Extended and completely refurbished to create a truly stunning home, with exceptional attention to detail throughout. The vendors have taken great care not to compromise the historic features and in fact have worked so hard to ensure they remain and indeed take pride of place amidst the contemporary, high spec additions and all so beautifully presented. The modern layout is totally suited to current day demands, offering lots of space, perfect for day to day living and plenty of entertaining. Ground Floor: The open-plan living-dining-kitchen space is superb, there is a lounge/ family room off, utility room, guest W.C and versatile snug/third bedroom. There are two double bedrooms to the first floor, fabulous en-suite to the master, along with a luxurious house bathroom. The south facing landscaped garden further enhances this lovely property, enclosed with paved terrace, astro-turf lawns etc, the ideal place to sit out or entertain friends. Parking space at the end of the terrace.

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 local 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 Leeds - Bradford Airport is just a short drive away.

HOW TO FIND THE PROPERTY

SAT NAV POST CODE LS16 9AT.

ACCOMMODATION

TO THE GROUND FLOOR

Handsome contemporary entrance door with glazed insert leading into...

ENTRANCE HALL

With oak door leading into...

SNUG/BEDROOM THREE

15'8" x 11'0"

A lovely room with minimalist styling, yet the feature beam adds character.

LOUNGE/FAMILY ROOM

15'0" x 13'0"

With stylish two-tone decor theme and superb exposed ceiling beams. Designer style central heating radiator. Mullioned window. Inset ceiling spotlights. Opens into the living/dining/kitchen.

LIVING/DINING/KITCHEN

21'0" x 18'0"

A magnificent room with open-plan layout providing

well defined living, dining and kitchen space. The kitchen area has a range of contemporary cabinetry and drawers in two-tone colour theme, with integrated electric ovens and induction hob. Space for American style fridge/freezer. Feature central island unit with quality quartz work-surface which extends to form casual dining space, with recess for bar stools under, inset sink, grooved drainer and quality swan neck mixer tap, integrated dishwasher. Concealed lighting, inset ceiling spotlights. Natural light floods through the velux windows inset to the double height pitched ceiling, with almost floor to ceiling triple glazed doors that lead outside into the rear garden adding more 'wow' factor. Smart, quality floor covering, designer style central heating radiator. Oak door into....

UTILITY ROOM

5'0" x 8'3"

With complementary units and modern work-surface over. Inset white composite sink, side drainer and modern black mixer tap. Ceramic tiling to splash-back areas with paint finish to the remainder. Wall mounted boiler. Recess for washing machine and tumble dryer. Continuation of the modern floor covering. Inset ceiling spotlights.

W.C.

7'0" x 4'3"

Two piece contemporary suite comprising W.C with concealed cistern and flush and vanity unit with inset rectangular sink, mixer tap and storage below, with matching vanity mirror over. Modern ceramic tiling to



splashback areas with paint finish to the remainder. Modern floor covering. Chrome heated towel rail. Window aiding natural light and ventilation. Extractor fan.

TO THE FIRST FLOOR
Staircase leading to..

LANDING
With feature exposed beam. Door into...

BEDROOM ONE
13'0" x 12'0"

Wow! this room has a stunning double height ceiling with exposed rafter and beams structure and quality feature lighting. Built-in wardrobe. Triple mullioned window. Impressive oak barn style sliding door with black wrought iron slider leading into....

EN-SUITE
3'3" x 9'9"

A luxuriously appointed and private en-suite with walk in double shower enclosure with thermostatic control, 'floating' rectangular wash hand basin and mixer tap, W.C with concealed cistern and flush. Quality tiling to wet areas. Taps, shower and shower enclosure frame, pipework etc are all in contrasting black, with black designer wall mounted heated towel rail, very tastefully finished. Modern floor covering.

BEDROOM TWO
12'1" x 11'1" (max)

Another lovely bright and spacious room, again boasting the double height ceiling with exposed timber rafters and beams. Feature stone lintel. Fitted wardrobe.

BATHROOM

8'0" x 6'0"

5* hotel-esq bathroom, with a luxurious style and finish. Pitched ceiling with exposed beams and designer lighting. Fully tiled to the walls and floor with stunning marble effect ceramics. Enclosed bath with 'Rainfall' shower over, wall recess for toiletries etc. Contemporary W.C and vanity unit with inset rectangular wash hand basin, mixer tap and storage beneath. Wall mounted vanity mirror. Chrome heated ladder style radiator.

OUTSIDE

The rear garden is a beautiful feature and totally enhances the appeal of this superb property. Enclosed with a paved terrace to the immediate rear, with access through the triple doors into the living/dining/kitchen, a superb design. Astro-turf areas, raised rockery with tree. Timber fencing to one side, feature stone wall to the other, extending along the bottom of the garden with arch and inset gate. A lovely place in which to relax with family or entertain your friends. 2 x private parking spaces are located on Eastgate Close with access via the rear gate.

ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial

services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

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.

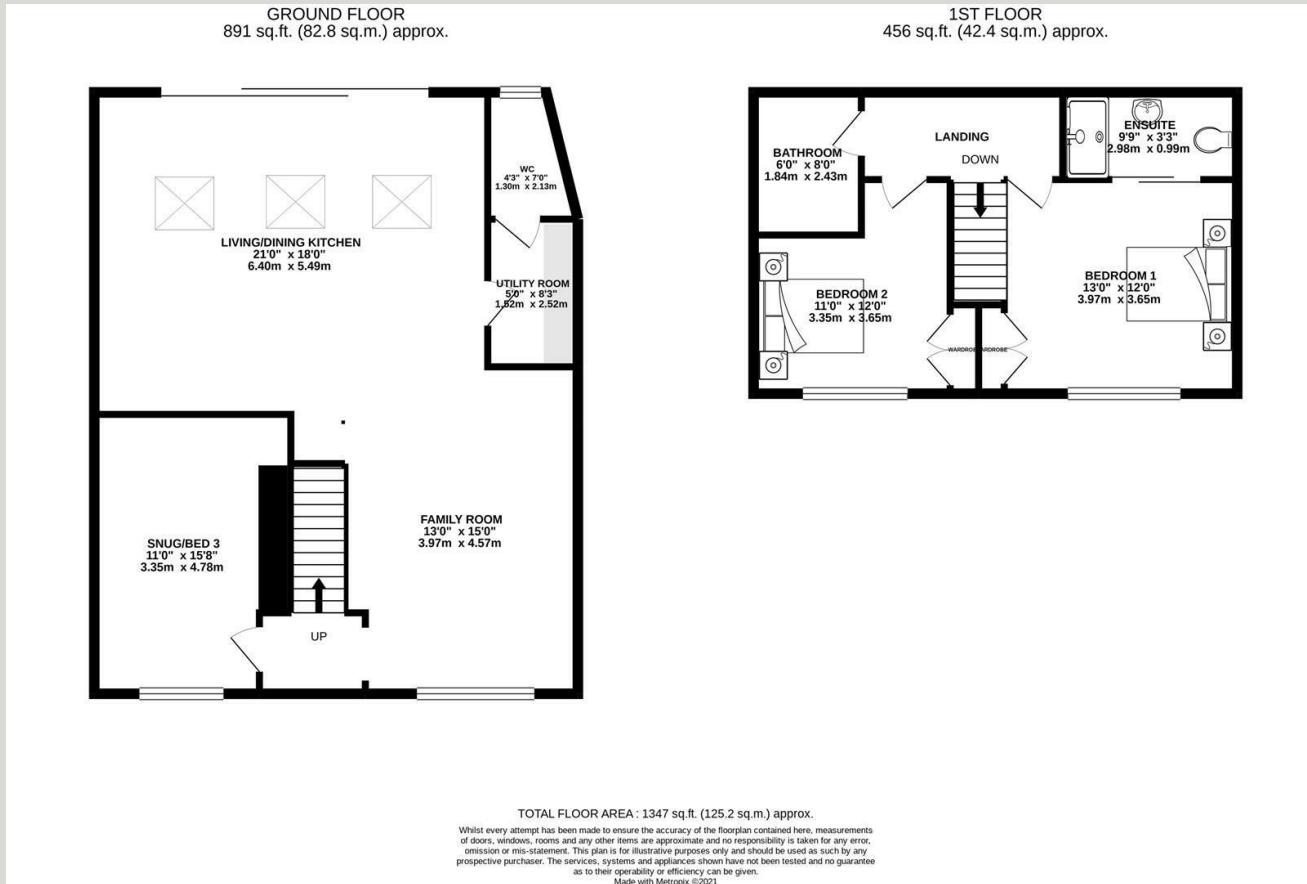
BROCHURE DETAILS

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



Leeds

Bramhope

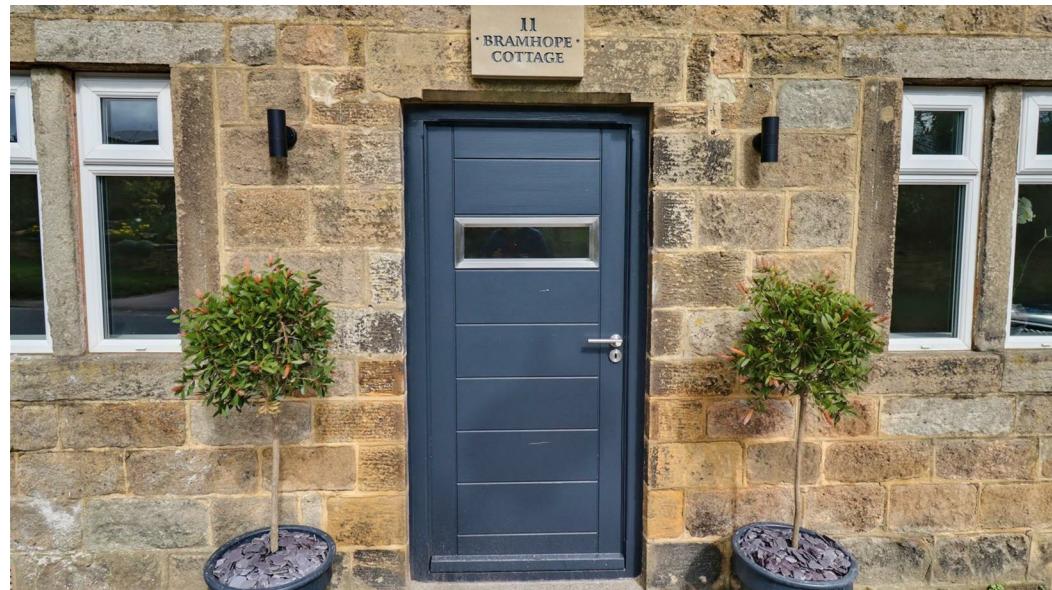


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		47
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.



HARDISTY PRESTIGE
prestige@hardistyandco.com

 The Property
Ombudsman

hardistyandco.com