



Brandon Garth, Brandon Crescent, Shadwell £899,950



Exclusive Development *Surrounded in beautiful countryside*
*An early viewing of this delightful home is strongly advised *Modern and stylish*



Description

A superbly appointed detached family home offering well planned flexible accommodation arranged over two floors. The property forms part of an exclusive development of only three houses of differing designs, built by local builders of repute CK Bachelor Ltd.

The accommodation briefly comprises of impressive double height hall with cloakroom/WC, open plan dining kitchen with seating and dining areas and bi-fold doors opening onto the garden. There is a further sitting room beyond the kitchen with double doors onto the patio and garden. There is a separate utility room and on the first floor, four double bedrooms all with en-suite facilities. The property has the benefit of ample block paved driveway parking for numerous vehicles and an integral garage.





Brandon Garth forms part of a select development situated between Shadwell and Scarcroft . The development is surrounded by open countryside, yet is within close proximity of Leeds city centre and all of its amenities. The neighbouring villages support a good range of amenities which cater for most daily needs and the area has the benefit of three golf courses. Also nearby is the renowned Leeds Grammar School with good primary schools in the neighbouring villages.

Tenure

Freehold.

Services

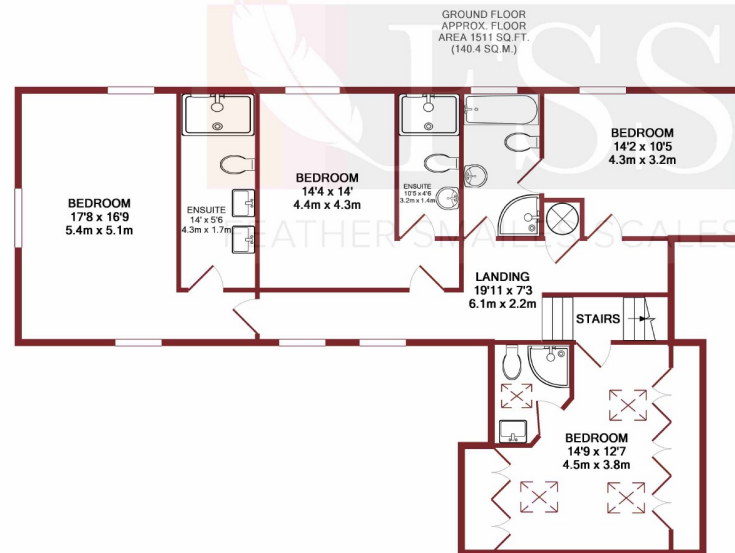
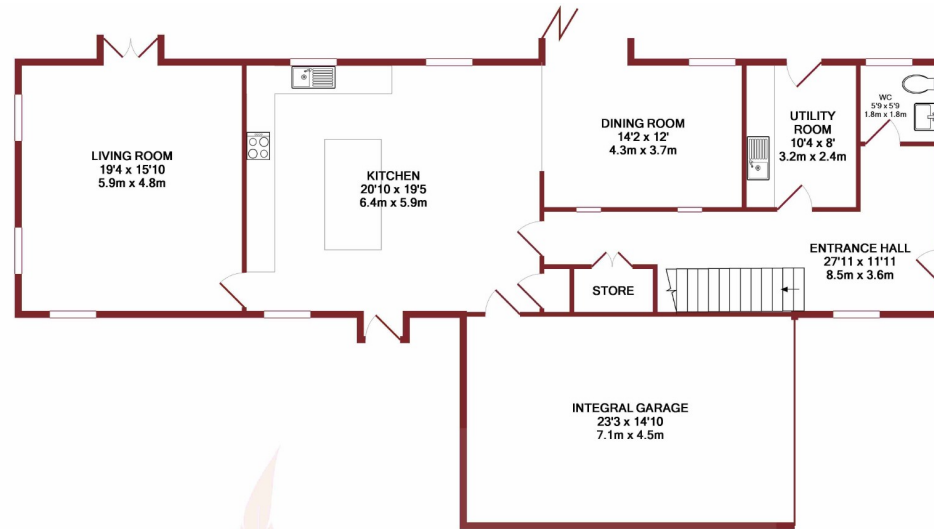
Mains electricity and water are connected to the property, drainage is to a septic tank and heating is via an oil fired central heating system.

Directions

Leaving Harrogate via the A61 Leeds Road proceed to Harewood, at the traffic lights continue in the directions of Leeds, take the left hand turn signposted to Wike and follow the road until reaching the folk, bear left in the direction of East Keswick. Take the right hand turn signposted to Scarcroft onto the Coal Road and proceed to the crossroads. Turn right onto Tarn Lane and second left onto Brandon Crescent, bearing right and continue on where the development will be found on your right hand side







TOTAL APPROX. FLOOR AREA 2609 SQ.FT. (242.3 SQ.M.)
Made with Metropix ©2018

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smales Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smales Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smales & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.

01423 501 211

www.fssproperty.co.uk

info@fssproperty.co.uk

8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

