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“Croome Hill”, 22 Hall Drive, Bramhope, Leeds, West Yorkshire, LS16 9JE

- DOUBLE BOW-BAY FRONTED DETACHED
- ESTABLISHED PRIVATE SITE OF VERY GOOD SIZE
- CONSERVATORY
- THREE RECEPTION ROOMS & FIVE BEDROOMS
- KITCHEN WITH BREAKFAST AREA
- BASEMENT & DOUBLE GARAGE

Asking Price Of £850,000
(Freehold)
Property Description

A most outstanding opportunity to purchase the fine and imposing, double bow-bay window, individual detached residence which occupies a commanding situation overlooking delightful established gardens of very good size, whilst also having the benefit of panoramic views down the valley to the side elevation. Enjoying a “backwater” location with only one other property, approached from the rear via a lane from Hall Drive, this five bedroom Crowther built home has superb, traditional style family living space which incorporates three reception rooms, as well breakfast area adjacent to the kitchen and a conservatory, providing an ideal environment for a larger or growing family. Complemented by attractive features such as high level ceilings, oak strip flooring and excellent natural light, the property also has the advantage of a basement area which would be ideal for hobbies or a DIY enthusiast or, subject to any necessary approvals, could be converted additional living space for a dependant relative etc. The well tended grounds lay mainly to the front elevation with the property having being positioned back to front on the site for the principle accommodation to take full advantage of the outlook across the gardens and towards a small copse and the south-easy aspect. Combined with ample parking and a double garage, we have no hesitation recommending a full viewing appointment to be able to fully appreciate the “complete picture”!

AMENITIES

BRAMHOPE is located approximately eight miles north of Leeds off the A660 and is also within comfortable daily commuting distance of the other commercial centre of Bradford and the former spa towns of Harrogate and Ilkley. The active, historic market town of Otley is about ten minute’s drive and offers an excellent choice of shopping facilities including both Waitrose and Sainsbury’s supermarkets and other family amenities. BRAMHOPE VILLAGE is within easy walking distance (less then ten minutes) and has a range of local shops including a bakery, a chemist and a newsagent and there is also a welcoming public house in the village centre. There are further shops in Tredgold Avenue (three or four minute’s drive) including a butchers and another newsagent as well as a cafe bar and useful dry cleaners. THE RENOWNED VILLAGE PRIMARY SCHOOL is barely five minute’s drive and there is also a selection of recreational facilities to suit a range of age group including Bramhope Bowls Club and tennis courts, an art group and a young children’s play area with swings and slides, etc, on The Knoll – which is a very pleasant area of grassland with established trees in the village. There is a local rugby ground and the village cricket ground about 15 minute’s walk from the property. DELIGHTFUL OPEN COUNTRYSIDE is within easy walking distance and the famous Golden Acre Park is only a few minute’s drive. There are also several golf courses and all of which are within a 15-20 minute drive from the property and Leeds and Bradford Airport is a 10-15 minute drive.

Bramhope Medical Centre is adjacent to the primary school and barely five minute’s drive. There are bus services to Leeds city centre, via Headingley and the university on the nearby Leeds-Otley Road and in the other direction also on the Leeds-Otley Road, to Otley and Ilkley with connections to Skipton market town.
ACCOMMODATION

The accommodation which has the benefit of uPVC double glazed windows (not adjacent to front door) and gas fired central heating radiators, briefly comprises (all room sizes are approximate):

RECEPTION HALL

Via an attractive oak door incorporating a full length leaded glazed panel with matching windows either side within an impressive entrance portico. The front door and glazed side panels afford excellent natural light from the southerly aspect creating a very pleasant, welcoming atmosphere immediately on entering the hall which reflects the generous proportions of this home. Oak strip flooring runs full length and into...

CLOAKROOM/WC

Fitted with a two-piece white suite comprising wash hand basin with oak vanity cabinet beneath and low-suite WC. Oak strip flooring.

SITTING ROOM

A most attractive and light room with an impressive bow bay window overlooking the lovely gardens towards the small copse beyond the rear boundary and, therefore, having the advantage of no other properties overlooking from opposite! A further oriel style window to the side affords additional light as well as a superb view down Hall Drive and the valley beyond, presented in light decor, there is a stone fire place incorporating an open fire, oak leaded glass panel door into the Reception Hall and a further door into the inner lobby.

FORMAL DINING ROOM

Entered via oak, leaded glass panelled double doors which, when open, combine the generous hall with this space to create a superb facility for entertaining or large family gatherings. Complemented by a bow bay window to the front southerly facing elevation and oak strip flooring, a focal point is provided by an attractive fire place which incorporates a living flame gas fire. Door leading to...

CONSERVATORY

Providing a pleasant space for relaxation whilst overlooking the garden. There is the benefit of a tiled floor and a door to the outside.

INNER LOBBY

At the far end of the Reception Hall with a doorway leading to...

BREAKFAST AREA

Ideal for everyday family dining and also presented with oak strip flooring and a delph rack. There is a door leading to the Study and a wide aperture to...

KITCHEN

Fitted with a range of medium oak fronted wall and base cabinets with working surfaces over incorporating a stainless steel one and a half bowl double drainer sink beneath a window to the rear. Complemented by tiled splash backs, there is space and provision for an electric cooker with an extractor filter hood above and there is a further bay window to the rear with a seat beneath. Oak strip flooring.
STUDY
Could also be used as a playroom for those with younger children. A window to the side enjoys far reaching views down Hall Drive and the valley beyond. Oak strip flooring.

REAR ENTRANCE VESTIBULE
Entered via a stable style door from the rear with an adjacent multi-pane window (not UPVC DG). Oak strip flooring, double doors leading to the Breakfast Area and a further door to...

UTILITY ROOM
Fitted pine fronted wall and base cupboards with working surface over. Plumbing is provided for an automatic washing machine and there is space for a dryer. Window to the side elevation and oak strip flooring.

FIRST FLOOR
Staircase with oak balustrade leading from the Reception Hall to the first floor landing which has a hatch to the loft.

MASTER BEDROOM
The bow-bay window to the front affords an elevated outlook over the rear gardens and above the small copse beyond. There are fitted wardrobes incorporating two doubles and a single. Door leading to...

ENSUITE SHOWER ROOM
Fitted with a three-piece suite comprising shower enclosure with Triton electric shower, vanity unit with wash basin inset and low-suite WC. Ladder style towel radiator and window.

BEDROOM 2
An impressive wide bow-bay window to the front is complemented by a further window to the side which has a superb view down Hall Drive and the valley beyond. Fitted with three double wardrobes.

BEDROOM 3
Benefiting from a deep bay window to the side elevation adding interest to the room. Pedestal wash basin.

BEDROOM 4
Window overlooking the attractive gardens to the southerly facing front elevation.

BEDROOM 5
A window to the side elevation affords an outstanding view down Hall Drive and the valley beyond. Airing cupboard with a Louvre style door.
FAMILY BATHROOM
Fitted with a four-piece white suite comprising panelled bath, large shower enclosure with tiled interior and Mira shower, vanity wash basin with storage cabinets beneath and low suite WC. Recessed ceiling spot light and window to the rear.

BASEMENT
The basement area is accessed via a door from the Inner Lobby and comprises mainly of a hall which has been divided to create a small room with a window and to the left of it is a good sized room which has the benefit of light, power, window and a door to the outside. There is also additional storage space with limited head room.

OUTSIDE
The property is approached from the rear via a lane from Hall Drive which serves on other property before reaching Croome Hill. There is a double garage to the rear and ample parking adjacent to it with room to turn.

A particular feature of this home is the established private site of very good size and the style, character and presence of the property, which is understated from the rear, can only be truly appreciated by standing in the garden and looking back. Immediately in front of the house is lawn garden with stone steps leading down to a large, stone paved sun terrace that looks across the lawn garden below, which extends beyond the mature rhododendrons to a further lawn garden area adjacent to the rear boundary with the copse. There are steps from the sun terrace down to the garden with well stocked rockeries either side and by the conservatory there is a pretty ornamental water feature with a small kitchen garden beyond and further well stocked borders and a pathway leading down to the main garden. Overall this is a lovely, private and quiet environment ideal for a family!
Thinking Of Selling?

Walker Smale would be delighted to be of assistance. Simon Walker and Michael Smale are two of the most experienced estate agents working in the North Leeds and Wharfedale property market and they would be happy to provide you with a FREE, no obligation market appraisal of your property.

Buying and selling property can be a complex and time consuming activity relying heavily on excellent communication and good management by experienced professionals. The partners at Walker Smale have over 70 years combined estate agency experience and they personally train each member of our team to uphold their high standards and to keep your sale and purchase on track.

Call us today to book your FREE MARKET APPRAISAL.

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**Floorplan:**

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22 HALL DRIVE

*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 540427)*