



Chevin House, Wellhead Close, Bramhope LS16 9JH

Asking Price Of £795,000





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A SIMPLY STUNNING BRAND NEW 5 BEDROOMED DETACHED HOUSE SUPERBLY APPOINTED THROUGHOUT CREATING THE PERFECT FAMILY HOME WITHIN THIS HIGHLY DESIRABLE LOCALITY.

Space & light are a lovely feature throughout this individual architect designed home. The accommodation commences with a welcoming hallway having a feature double height window to the front elevation. Sitting Room with high quality Schuco bi-folding doors to the rear garden the perfect area to relax. The hub of every good home is the kitchen & this one will not disappoint. Well planned & designed including NEFF appliances, this stunning living & dining kitchen offers an amazing space & also includes full width Schuco bi-folding doors. The 1st floor has 5 bedrooms, the master bedroom with a large walk in closet & beautiful modern en-suite. A 2nd bedroom also has a smart modern en-suite with the other bedrooms serviced by the house bathroom. Lovely mature gardens, parking & a double garage.



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

ENTRANCE HALLWAY A beautiful entrance to this individual detached residence having a large double height window to the front elevation with one way privacy glass to the bottom. Engineered oak flooring, the staircase to the first floor with modern toughened glazed panels under the handrail and a central heating radiator.

CLOAKS W.C Fitted with a modern two piece suite comprising a sink unit with a vanity store below and a low level w.c. Tiled flooring and half height tiled walls, an extractor unit and a central heating radiator.

SITTING ROOM 17' 9" x 12' 3" (5.41m x 3.73m) The perfect room to relax in, this well proportioned reception room has engineered oak flooring, a central heating radiator and full width Schuco bi-folding doors to the rear garden.

LIVING AND DINING KITCHEN 21' 5" x 18' 8" (6.53m x 5.69m) This really is the perfect area for family life and for entertaining! Thoughtfully designed offering an excellent range of fitted kitchen units, pull out larder units and drawers having soft closures, a great working island having the sink inset and natural solid wood work surfaces over. The kitchen also includes built in NEFF integrated appliances, a gas hob, electric oven and further combination oven & microwave together with a dishwasher. The engineered oak flooring continues through this room which also has three tall designer radiators and the impressive full width Schuco bi-folding doors opening out to the rear garden.

UTILITY ROOM 9' x 8' 7" (2.74m x 2.62m) Fitted with a good number of kitchen units having work surfaces over and a sink unit inset. Space for a washing machine and a tumble dryer. Engineered oak flooring, a central heating radiator and window to the rear elevation.

FIRST FLOOR LANDING Built in storage cupboard and the access hatch to the loft.

BEDROOM 1. 18' 7" x 12' 1" (5.66m x 3.68m) Lovely proportioned master bedroom which also has a large walk in closet off, windows to the front elevation and two central heating radiators.

EN-SUITE A beautiful en-suite having quality tiled flooring and walls creating a striking modern facility comprising a walk in shower with a glazed screen, wash hand basin and a low level w.c. Chrome central heated towel rail and an extractor fan.

BEDROOM 2. 13' 9" x 12' 7" max (4.19m x 3.84m) Central heating radiator and two windows.

EN-SUITE Smart modern en-suite complemented by tiled flooring and splash backs to the walls. Comprises a walk in shower with an electric shower and glazed screen, a wash hand basin and low level w.c to a neat vanity unit. Chrome central heated towel rail, an extractor and two windows.

BEDROOM 3. 13' 9" x 9' 1" (4.19m x 2.77m) Central heating radiator and a window to the rear.

BEDROOM 4 12' 4" x 10' 9" (3.76m x 3.28m) Central heating radiator and a window to the rear.

BEDROOM 5. 10' x 9' 2" (3.05m x 2.79m) Central heating radiator and a window to the rear.

HOUSE BATHROOM Spacious house bathroom, again very well appointed and fitted with a four piece suite that includes a panelled bath, a walk in shower with a glazed screen, wash hand basin and a low level w.c. The bathroom is complemented by tiled flooring and splash backs to the walls. Chrome central heated towel rail, extractor and a window.







PARKING & DOUBLE GARAGE The property benefits from have a neat brick set driveway providing off road parking and leading to the double garage 18'8 x 18'1 having twin up and over doors to the front, light and power points together with an electric vehicle charging point also fitted.

GARDENS Standing in a lovely garden, tree lined to the borders, the gardens are predominately laid to lawn to the rear which splays around to the side, together with a stone flagged patio and footpath extending around the side. This is a lovely area and needs to be seen to be appreciated.

TENURE We are advised that the property is Freehold.

COUNCIL TAX Leeds City Council Tax Band G. 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.

INDEPENDENT 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.

Your home may be repossessed if you do not keep up repayments on your mortgage.

The Initial consultation is free of charge and totally without obligation. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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.

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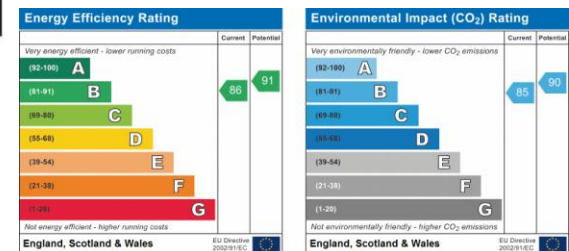
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This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID691474)



Dale Eddison

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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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