



9 Old Lane, Bramhope LS16 9AY
Asking Price Of £875,000





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Bramhope

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LARGE FIVE BEDROOMED DETACHED HOUSE WITH DELIGHTFUL GARDENS BACKING ON TO OPEN COUNTRYSIDE, YET JUST A FEW HUNDRED METERS FROM THE HEART OF THIS BEAUTIFUL AND SOUGHT AFTER VILLAGE

This really is the perfect home for a growing family needing space both inside and out. The property with a great EPC rating of C provides living accommodation over two floors incorporating five bedrooms, two with en-suite facilities including a stunning bathroom to the main bedroom which also includes a sauna. The ground floor living space once again allows for a family to lose itself having a fabulous sized open plan kitchen with dining area and a living room, a formal sitting room with a study or garden room adjoining as well as the attractive sun room. Externally there are lovely gardens to the front and rear elevations, with the rear benefitting from a southerly aspect and beautiful views over the adjoining countryside. Good parking to the front and an integral double garage complete this fine home.



Superbly located close to the delightful village amenities and within easy walking distance of the outstanding Bramhope Primary School, this property is ideally placed for the needs of todays family living.

The accommodation with GAS FIRED CENTRAL HEATING, SOLAR PANELS FOR ELECTRICITY & SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

ENTRANCE PORCH Windows and door to the front elevation and a further door to the hallway.

HALLWAY Built in cloaks cupboard and the staircase to the first floor.

SITTING ROOM 18' x 11' 11" (5.49m x 3.63m) Impressive proportioned reception room having a focal fireplace with a highly efficient gas fire inset and a window to the front elevation. Open aperture through to a garden room.

GARDEN ROOM 11' 5" x 10' 5" (3.48m x 3.18m) Lovely light room having a picture window to the rear looking over the garden and the fields beyond.

SUN ROOM 12' 6" x 10' 5" (3.81m x 3.18m) A lovely room having bi-folding doors leading out to the rear garden, with Velux windows to the pitched roof also offering additional natural light.

DINING ROOM 13' 5" x 11' 6" (4.09m x 3.51m) Beautiful oak flooring and windows to the front and side elevations.

KITCHEN AREA 13' 6" x 12' 9" (4.11m x 3.89m) Comprehensively fitted with a range of wall and base units having work surfaces over and a sink unit inset. Integrated dishwasher, microwave, an electric oven and a second gas oven together with a gas hob with an extractor hood over. Tiled flooring and a window to the side elevation.

KITCHEN DINING AREA 14' 8" x 10' 7" (4.47m x 3.23m) Tiled flooring and a window to the rear looking over the garden and the fields beyond.

UTILITY ROOM Fitted kitchen units with a worksurface over and a sink unit inset. Central heating boiler and a window.

DOWNSTAIRS W.C Low level w.c and a wash hand basin. Window to the rear.

FIRST FLOOR LANDING Central hallway with access to the following rooms:

BEDROOM 1. 18' x 12' 9" (5.49m x 3.89m) Lovely proportioned master bedroom having windows to the front and rear affording beautiful countryside views.

En-Suite Bathroom 0m A beautiful en-suite fitted with a modern four piece suite including a bath, large walk in shower with a glazed screen, a wash hand basin and a low level w.c. Complemented by fully tiled walls and flooring. This en-suite also benefits from having a relaxing sauna to help ease away those daily stresses.

BEDROOM 2. 13' 6" max x 11' 5" (4.11m x 3.48m) Windows to the front and side elevations. In addition to the measurements there are built in wardrobes to a dressing area and a shower cubicle.

EN-SUITE Low level w.c and a wash hand basin.

BEDROOM 3. 12' 2" x 10' 9" (3.71m x 3.28m) Built in wardrobes, and a window to the front elevation.

BEDROOM 4. 13' 6" x 10' 6" (4.11m x 3.2m) Built in wardrobes and a window to the rear with lovely views over the adjoining countryside and a further window to the front for additional natural light.

BEDROOM 5 11' 4" x 9' 8" max (3.45m x 2.95m) Window to the rear with lovely views over the adjoining countryside. Currently used as an office and having a second phone line.

HOUSE BATHROOM Five piece house bathroom comprising a panelled bath, a wash hand basin and a bidet, as well as twin sinks to a vanity unit. Window to the side elevation.

GARAGE & PARKING 18' 2" x 16' 6" (5.54m x 5.03m) Double width up and over door to the front and a personal door to the side elevation. Ample parking to the driveway at the front for several vehicles.

GARDENS Lawned garden to the front with shrubs and bushes to the borders and mature hedging and trees to the road side. Moving around to the rear is a lovely enclosed garden, predominately laid to lawn with a selection of shrubs, trees and bushes. A southerly aspect with great views over the picturesque adjoining countryside.



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@daleedison.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.


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.

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.

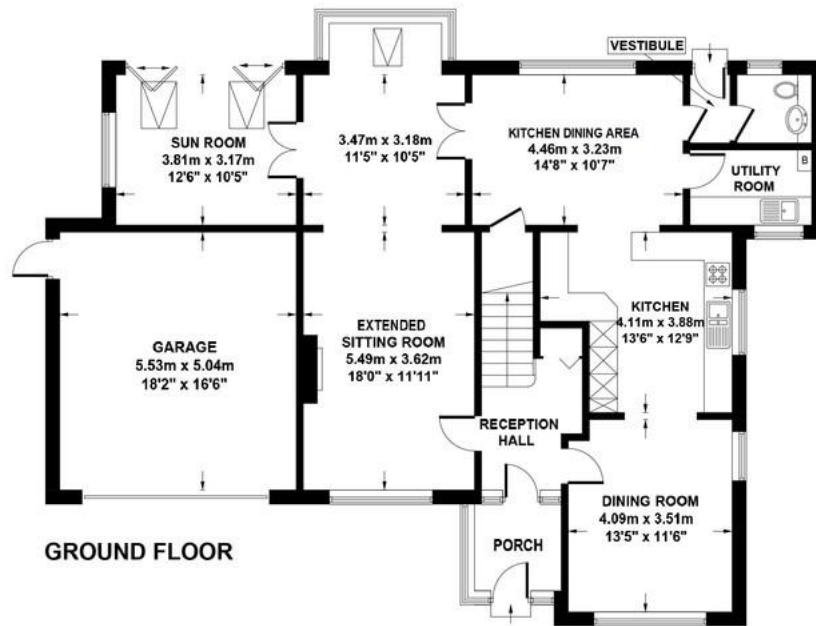
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

MONEY LAUNDERING REGULATIONS 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





9 OLD LANE

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 722286)

**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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