



Guide Price £650,000

- No 1 Wyncroft Grove, not been on the market in over 45 plus years
- Lovley plot, very private with beautiful gardens
- Detached 4 bedroom family home
- Cul de sac setting
- In need of modernisation, lots of scope to enhance
- Potential to extend (subject to planning permissions)
- No onward chain

Wyncroft Grove, Bramhope, Leeds, LS16 9DG

Occupying a prime position in central Bramhope on a very popular and attractive cul-de-sac. This is a rare opportunity for this address, as they don't come for sale very often. A detached property offering spacious accommodation arranged over two floors with lots of potential to extend (subject to planning). The property is in need of modernisation but offers original features

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Dacre Son & Hartley are pleased to offer for sale this four-bedroom detached family home in this established and highly desirable residential area within Bramhope. This has been a much loved family home for over 45 years, and briefly comprises of; Entrance vestibule, into a spacious and welcoming hallway a through living room with dual aspect, a separate dining room and a kitchen which has a range of wall and base units with built in appliances and access into the utility room with wc and storage, a side door from the utility provides access to the rear garden. To the first floor are three double bedrooms, two with built-in wardrobes and beautiful garden aspect. There is also a further good size single bedroom, with front aspect. The house

bathroom has walk in shower hand wash basin and wc. From the landing there is access to a large loft space which subject to planning could be converted. This lovely home also benefits from a large driveway, leading to a single garage and providing off road parking for multiple cars, the front garden is mature with shrubs and planting beds, with a great degree of privacy. To the rear, there is a large fully enclosed garden which benefits from a patio, a well-maintained lawn, mature shrubbery with hedge boundary, perfect for growing family and entertaining. This is a very favoured plot which offers an array of buyers a long term family home and an opportunity to update and modernise to their own. You will be pleasantly surprised at just what this home can offer.

The property is located along a private road which is easily accessed via Wynmore Avenue off Leeds Road. The exclusive village of Bramhope is situated approximately 7 miles to the north of Leeds city centre on the A660 between Leeds and Otley's historic market town. The village itself offers a pleasant semi-rural atmosphere with a range of local shops, a village primary school, a medical centre, a public house and a selection of recreational facilities to suit a range of age groups. More comprehensive shopping, recreational and schooling facilities are available in the nearby market town of Otley including the highly regarded Prince Henry's Grammar School. Other commercial centres including Leeds, Harrogate and York and within daily commuting distances as is the acclaimed A1/M1 link road making areas further afield more accessible. There is the Leeds/Bradford International Airport at nearby Yeadon.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services connected
- Drive and garage
-

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

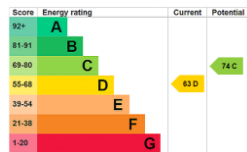
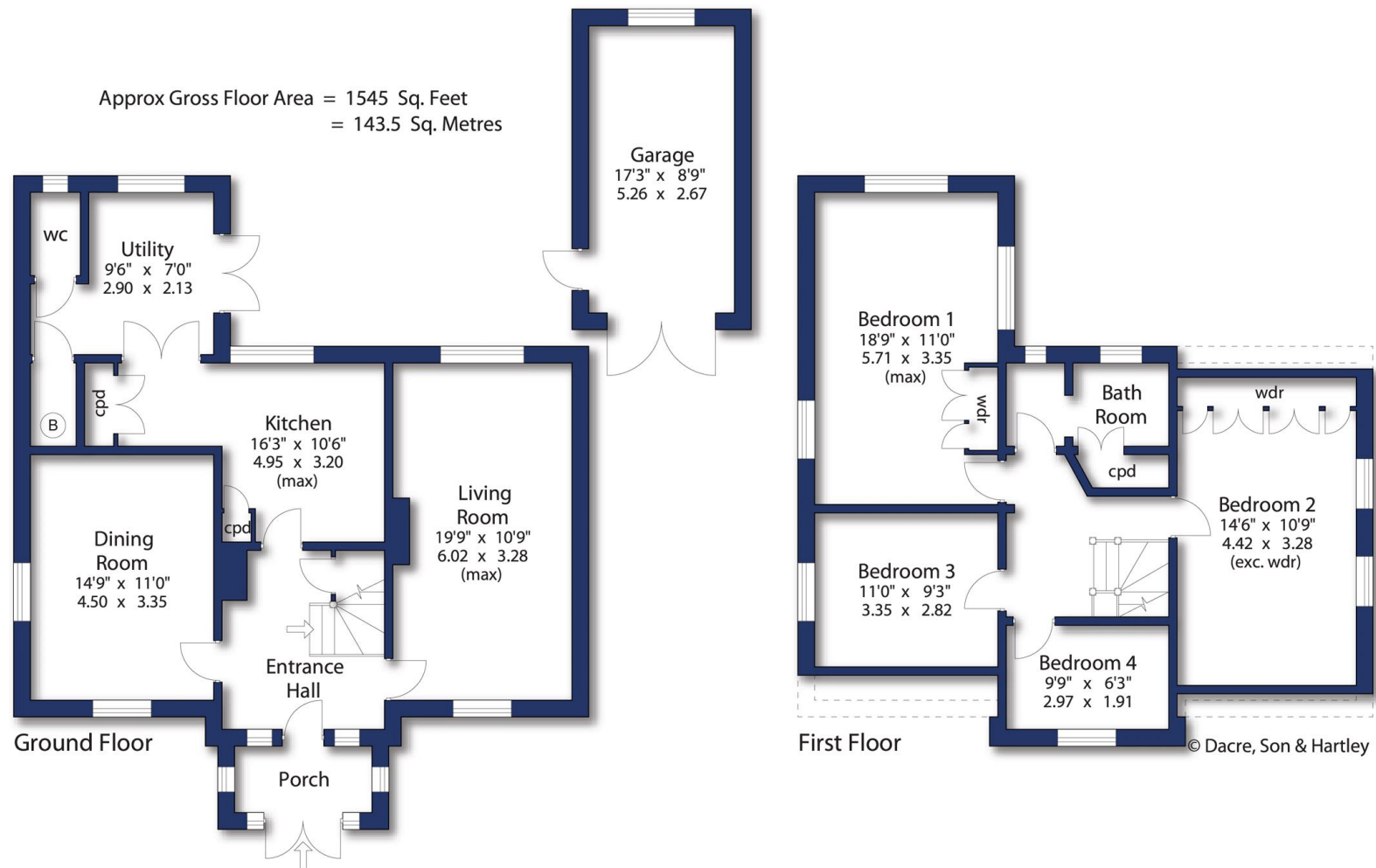
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WES250226



Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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