DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



Wyther Vicarage, Houghley Lane, Leeds, West Yorkshire, LS13 4AU

A unique five/six bedroom detached family home situated in a private location of Bramley with good sized gardens, a garage and amply drive way parking.

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Wyther Vicarage, Houghley Lane, Leeds, West Yorkshire, LS13 4AU

Leeds 3 miles, Bradford 7 miles, Harrogate 16 miles (all distances approximate)

Guide Price: £380,000

- Detached family home
- Sought after Bramley location
- Five/six bedrooms
- Tucked away cul de sac
- Private lawned gardens
- Driveway and garage







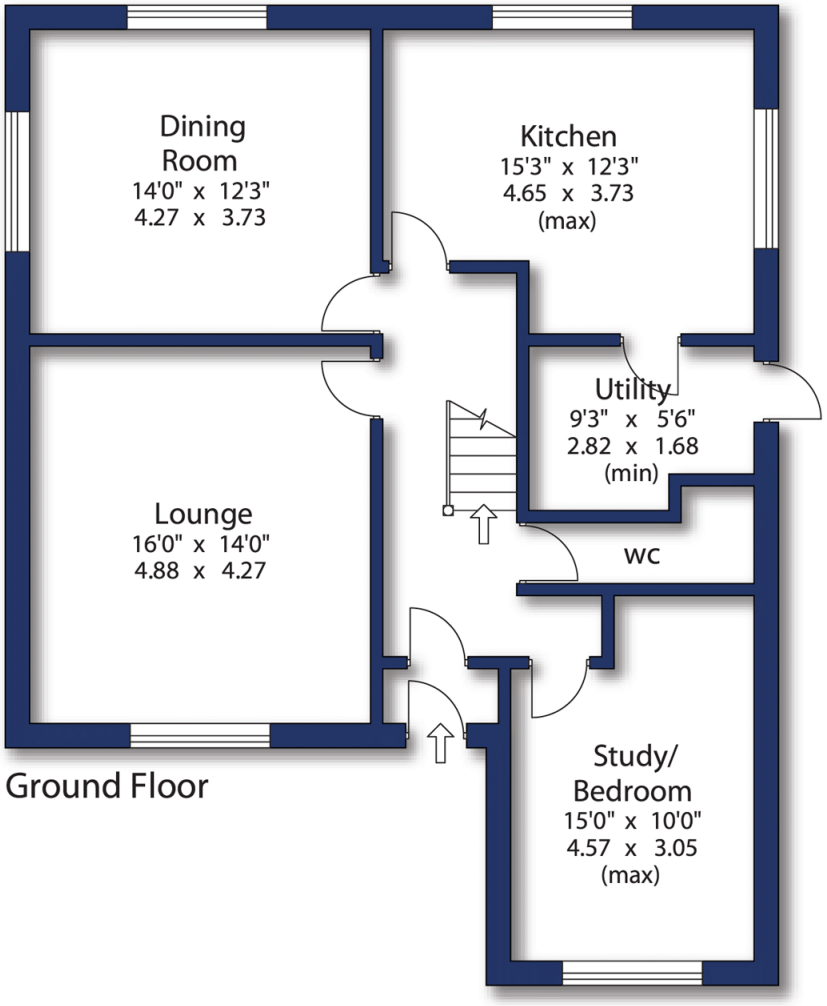
General remarks

Delightfully situated within a well regarded residential area of Bramley is a unique five/six bedroom detached family home offering attractive living accommodation planned over two floors. The property has ample living space with three reception rooms and the kitchen with utility room together with a good size garage and benefits from gas central heating and double glazing. The property lies in a popular neighbourhood of Bramley and is ideally suited to a wide variety of potential buyers and offers versatile and flexible accommodation and an internal inspection is highly recommended.

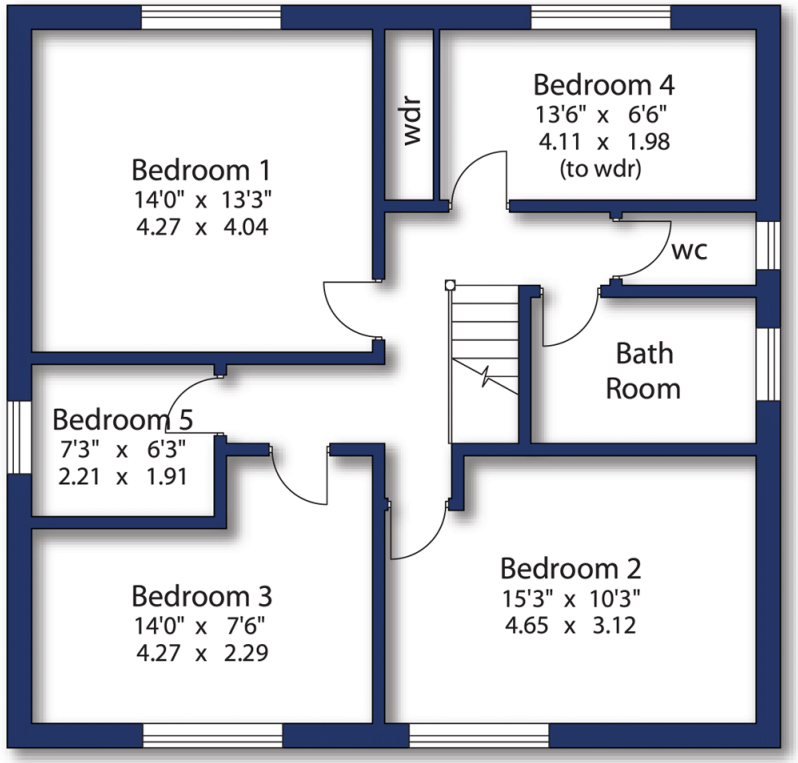
Comprising on the ground floor the entrance hall with cloakroom WC, living room, dining room, fitted kitchen, utility room and a further reception room/double bedroom. To the first floor there are five good sized bedrooms and the house bathroom. Externally the property stands in well presented gardens lawned gardens with mature trees and shrubs around, there are tarmac paths around and steps to the rear of the house. At the front there is a good sized private driveway for multiple vehicles that leads to a single garage.

Bramley is a popular and well established characterful town within easily commutable distance of multiple Yorkshire business centres such as Leeds and Bradford. Amenities are within comfortable distance with a broad range of everyday shops and schools as well as a railway station. The Yorkshire dales are within comfortable driving distance, along with access to all local motorway links and Leeds Bradford Airport.

Floorplans



Ground Floor



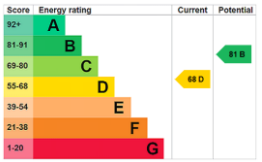
First Floor

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Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway 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.

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