



Guide Price £665,000

- Nicely presented 5 Bedroom detached home
- Spacious and versatile accommodation
- Lounge diner and separate snug
- Generous rear garden, south facing- stunning!
- Drive and Garage
- Sought -after Bramhope location
- Excellent potential for family living

Wynmore Crescent, Bramhope, Leeds, LS16 9DH

An attractive five bedroom detached home combining spacious accommodation, a versatile layout and substantial garden last than most. This property presents an excellent opportunity to secure a family home in the desirable and sought-after village location.

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General remarks

A charming detached home is situated on Wynmore Crescent, in the sought-after village of Bramhope, this attractive five-bedroom detached chalet-style property offers spacious and versatile accommodation, ideal for families seeking a home with plenty of room to grow.

The property features a welcoming entrance hallway with useful WC, through lounge diner with sliding patio doors leading to the garden, a fitted kitchen with access to the

garden and a snug, providing flexible living space for both everyday family life and entertaining. The first floor offers five bedrooms, complemented by a modern family bathroom. The home is flexible if you work from home, or need a gym or wish to extend further this home offers all these possibilities.

Externally the property boasts a particular generous rear garden which is south facing offering an excellent space for outside dining, relaxing and family activities, with



mature greenery and established setting. It's one of largest gardens locally. To the front of the property is a Driveway leading to an attached garage.

Located within the popular village of Bramhope, the property is well places for local amenities, reputable schools and access to the surrounding countryside, with convenient links to Leeds and the wider road network.

Directions

what3words require.gradually.presumes

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Drive & Garage
- All mains services connected

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

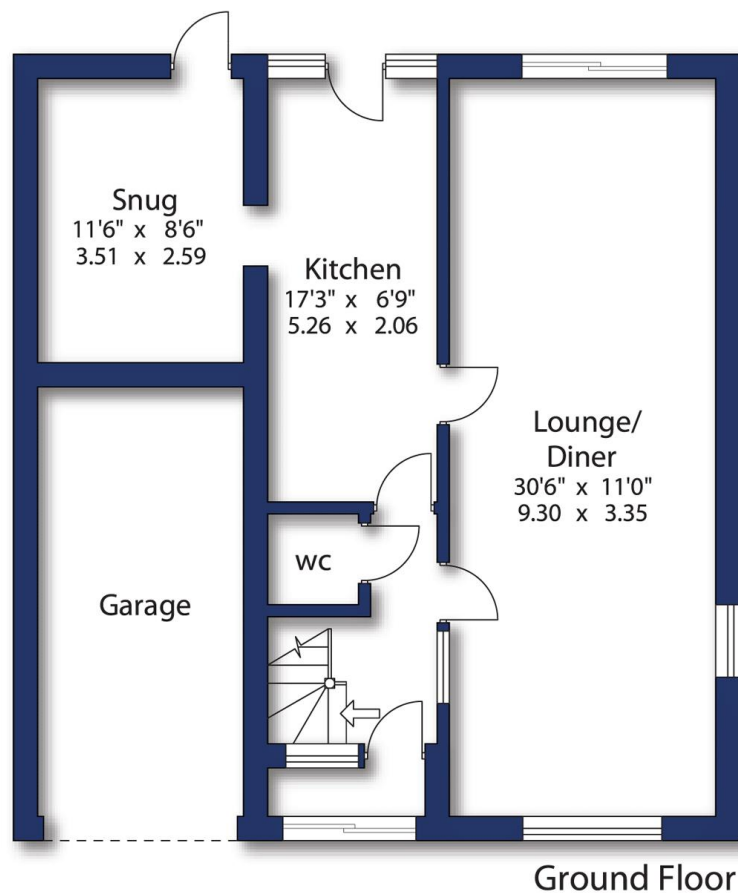
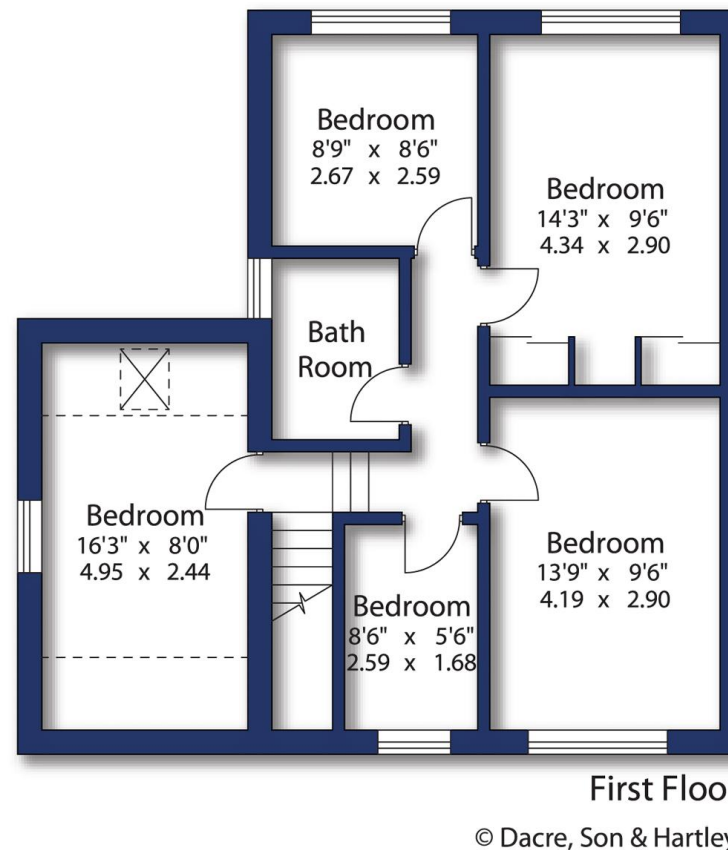
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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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Floorplans

Approx Gross Floor Area = 1359 Sq. Feet
= 126.3 Sq. Metres



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