DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £620,000

- Three bedroom detached bungalow
- Spacious accommodation, very deceptive
- Large attractive gardens to the rear
- Large driveway and garage
- Such a private location within the village
- Needs updating and modernising throughout
- Close to local amenities within walking distance
- A great opportunity with no onward chain

5A, Breary Lane, Bramhope, Leeds, LS16 9AD

Detached bungalow located in this popular part of Bramhope. The property offers three-bedroom accommodation and provides a spacious and bright living space with attractive gardens. Ample parking on the drive, with garage and gardens to front and rear. Set back from the main road, in one of the most sought after residential locations of North Leeds, is this fabulous, detached Bungalow. An early viewing is essential.

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5A, Breary Lane, Bramhope,

General remarks

Dacres Son and Hartley are delighted to offer for sale a detached bungalow which is situated on an IMPRESSIVE plot in a sought-after Bramhope village location. The property would make a superb home and is sure to create much interest amongst families and retirees.

The home offers spacious and flexible living accommodation. Situated in a highly favoured location tucked away off Breary Lane giving the home plenty of privacy. There is easy access to good local schools, shops and cafes. The property briefly comprises:- Large L entrance hall, family lounge/dining room with large fireplace sliding patio doors both aspect and an internal courtyard, separate fitted kitchen with garden aspect overlooking the private rear garden and a further utility room. Also on the ground floor is access to a house bathroom two double bedrooms one with built in storage and en-suite and patio doors leading on to the courtyard a lovely bedroom master bedroom, and a further single bedroom. The home is very adaptable and must be viewed, and it has great room proportions with versatile living. Externally the overall plot is a very good size, to the front is ample parking on the driveway with a large double garage, to the rear is a lovely private garden with large lawn areas, mature trees, planting and shrubs, with a great degree of privacy and a large patio.

No 5a is situated within the highly sought after and picturesque village of Bramhope with its local shops, school, church, recreational facilities and a public house. Bramhope is located approximately 8 miles north of the vibrant commercial centres of Leeds and Bradford and is within a short drive distance of the fashionable spa towns of Ilkley and Harrogate as well as Otley's active market town with its schools of excellent repute. There is the railway station at nearby Weeton approximately 4 miles away with main links and there is the Leeds/Bradford International Airport at nearby Yeadon.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- Main services
- 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.

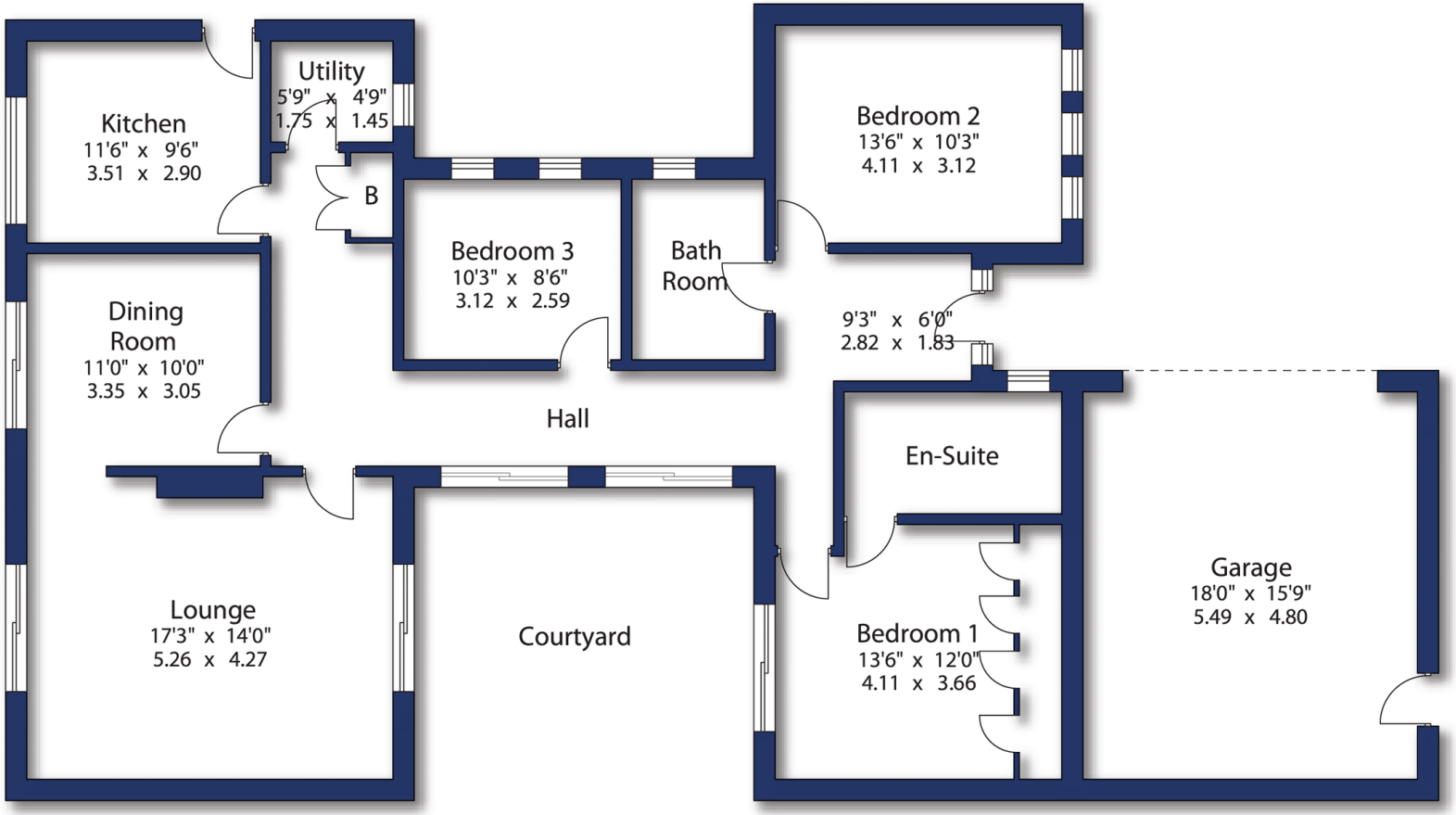
Dacres Ref: WES260249





Floorplans

Approx Gross Floor Area = 1292 Sq. Feet
= 120.0 Sq. Metres



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