



Guide Price £795,000

- Handsome stone-built detached family home
- Scope for upgrading and extending (subject to necessary consents)
- Available with no onward chain
- 2300 ft² (213 m²) of level living space over two storeys
- Four spacious reception areas including conservatory
- Useful WC and utility room
- Integral double garage
- Five bedrooms, master with en-suite
- Bathroom and separate WC
- Landscaped gardens stretching to roughly one quarter of an acre
- Located off Hall Drive, one of Bramhope's most sought-after locations

Tintagel Cottage, 2 Wellhead Close, Bramhope, Leeds, LS16 9JH

For sale with no onward chain, an imposing, detached five bedroom family home set in roughly a quarter of an acre of landscaped grounds, in need of a little upgrading with integral double garage and ample parking located in this highly sought-after and established residential neighbourhood off Hall Drive in Bramhope.

The Estate Office, 2-4 Bondgate, Otley, West
Yorkshire, LS21 3AB

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Otley 4 miles, Leeds 8.5 miles, Harrogate 11.5 miles (all distances approximate)

General remarks

Tintagel is a handsome stone-built detached family home with living space stretching to over 2300 ft² (213 m²) in a split-level design arranged over two storeys.

The living space is suitable for improvement and/or extension (subject to the necessary consents) and benefits from all mains services including gas-fired central heating.

To the ground floor, is an imposing hallway and through lounge with feature bay window and rear conservatory as well as a dining room and fitted breakfast kitchen with appliances, plus a downstairs WC, useful utility area and access to an integral double garage. To the upper storey there are five bedrooms, one with en-suite facilities, and each with fitted wardrobes, a house bathroom and separate WC.

Outside is an extensive driveway parking and landscaped gardens stretching to approximately one quarter of an acre (0.1HA). The property is located in the exclusive Hall Drive area of the picturesque, semi-rural village of Bramhope which is regarded as one of North Leeds most sought-after residential areas.

Bramhope enjoys an active community spirit with a local pub, The Fox and Hounds, with a coffee lounge and patio bar, a number of local shops including a village butchers and bakery, sporting clubs including bowling, tennis and cricket grounds, a medical centre including a dental practice, two churches, a children's nursery, and a highly regarded primary school which currently feeds to Prince Henry's Grammar School. There are also a number of private schools nearby catering for all age groups.

The village is strategically located for daily commuting to Yorkshire's key business centres including Leeds, Bradford and Harrogate, and there is the M1/A1/M62 national motorway network nearby at Wetherby making areas further afield more accessible by road. More extensive daily amenities are available in Otley's nearby market town including Waitrose, Sainsbury's and Asda supermarkets, and the popular spa towns of Ilkley and Harrogate within comfortable travelling distance. Train stations with mainline links are available at nearby Weeton (Huby) and Horsforth, Leeds/Bradford International Airport is at nearby Yeadon.

Directions

Leaving our Bramhope office, turn right up Eastgate and at the crossroads turn right onto Church Hill which leads down to Leeds Road. At the T junction, turn left and then take the first right onto Hall Drive. At the end of Hall Drive, before it becomes Creskeld Drive, turn right onto Hall Rise and immediately left onto Well Head Close where the property will be seen at the head of the cul-de-sac identified by our for sale board. what3words trap.cork.roaming

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- All mains services including gas central heating and double glazing
- Driveway and integral double 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. Whilst we have proved ownership; the property remains un-registered with land registry and will become the responsibility of the 'new' owners to register during the legal process.

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 £26.10 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.

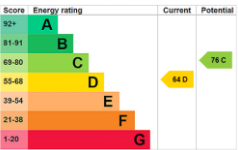
Referral fees

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



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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