



Moor-Croft
Moor Road | Bramhope | Leeds | LS16 9HH

FINE & COUNTRY



Step Inside

Moor-Croft

Sitting in generous gardens overlooking farmland in the ever popular Bramhope is this splendid and imposing six bedroom detached Victorian villa with beautiful character features throughout including replacement double glazed sash windows, original fireplaces, ornate coricing and mullion windows.

Extending to over 3,200 sq ft, this home comprises; entrance porch opening up into a spacious entrance hallway, large formal living room with bay window overlooking the gardens, original marble fireplace with open fire, ornate coving and ceiling rose. There is a large conservatory leading off the living room which has tiled flooring and double doors opening up into the garden. A large dining room with ample space for entertaining has a feature fireplace, a range of fitted wall and base units with built in wine cooler, fridge and sink. There are three windows overlooking the front as well as a door leading onto the garden. The open plan living kitchen is fitted with cream painted solid oak wall and base units with granite work surfaces over. A generous breakfast bar provides superb space for dining and there are a range of integrated appliances including a range style cooker with gas hob over, two dishwashers and space for an American style fridge freezer. The snug area with underfloor heating is an ideal space for family living, with a door leading to the rear of the property. In addition there is a generous study which has fitted cupboards, shelving and desk, as well as a useful downstairs shower room.

The cellars offers substantial and flexible space; there are two generous rooms, one currently used as a gym and the other as a utility room which houses the original Victorian stove. There is also a useful log store.

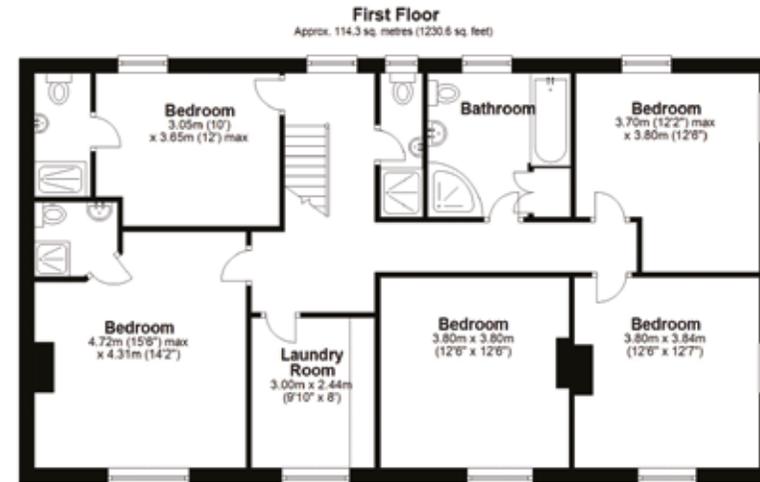
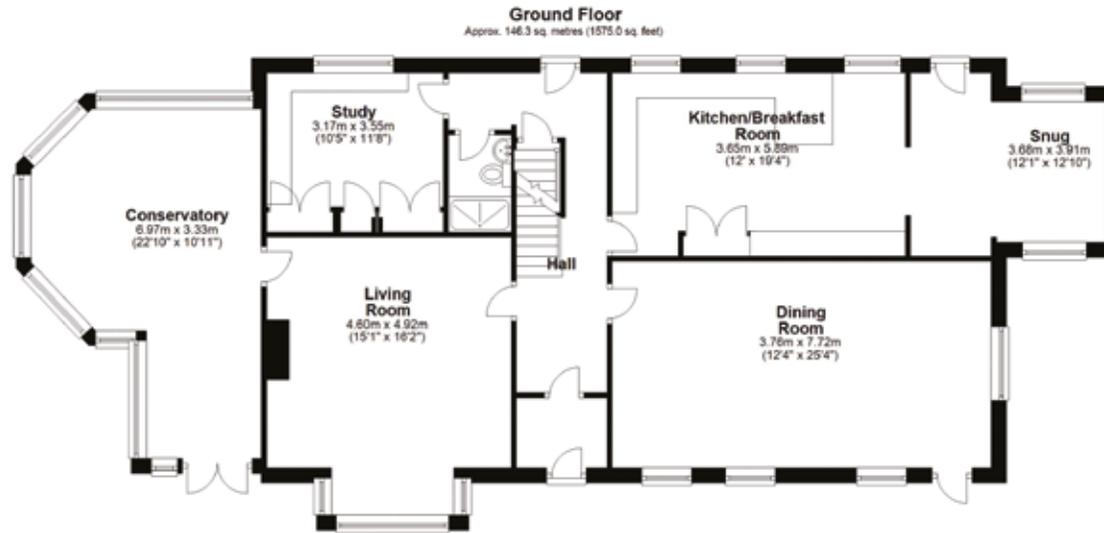
To the first floor are five generously proportioned double bedrooms, two of which have the benefit of en-suites, as well as a house bathroom, house shower room and laundry room. There is a generous loft space which, with the necessary regulations could easily be used as a further bedroom. There is also eaves storage, and velux windows allowing for plenty of natural light.

Outside, to the front is a gated block paved driveway with extensive parking for numerous vehicles. The large formal garden is mainly laid to lawn with secure walled boundary, a variety of mature shrubs, trees and flower bed borders. There is a raised decked area ideal for outdoor entertaining, and a pathway leads round to the rear of the property where there is an additional area, currently used for parking, but which could be used as further garden should the discerning purchaser wish to do so. In addition there is a double detached garage.

Bramhope Village has a range of local shops (including a bakery, chemist, butchers, delicatessen, dry cleaners, hairdressers and newsagent) and a welcoming public house. A highly sought after area due to its' proximity to not only Leeds City centre but also the spa towns of Harrogate and Ilkley, and the market town of Otley. The village is also well placed for access to the main road networks as well as Leeds Bradford International Airport for those commuting further afield. There are excellent secondary schools in the area spreading from Otley and Harrogate to the Grammar School at Leeds.







Total area: approx. 303.3 sq. metres (3265.2 sq. feet)
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