



# 79 SPRING WOOD CRESCENT, BRAMHOPE LS16 9GE

## Asking price £490,000

### FEATURES

- Beautifully Appointed Detached House Within This Highly Sought After Village
- Sitting Room With A Bay Window & A Dining Kitchen
- Smart Four Piece House Bathroom
- Driveway Parking And A Single Garage
- Three Double Bedrooms, With The Principle Bedroom Having An En-Suite
- Large Garden Room / Office Or Home Gym Area
- Landscaped Gardens, Fully Enclosed To The Rear
- Excellent EPC Rating B / Tenure Freehold / Council Tax Band E



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# Beautifully Presented Three Double Bedroomed Detached House

Truly worthy of an appointment to view, this stunning detached house on Spring Wood Crescent offers a perfect blend of modern living and comfort. Built around 2020, this stunning property spans an impressive 1,050 square feet and boasts three generously sized double bedrooms. The principal bedroom features a stylish en-suite bathroom, while the main house bathroom is fitted with a contemporary four-piece suite, ensuring convenience and luxury for all residents.

The heart of the home is a lovely sitting room, enhanced by a feature deep square bay window that invites natural light and creates a warm, inviting atmosphere. The property also includes a well-planned dining kitchen, ideal for entertaining guests or enjoying family time. The owners have also had plans drawn up to extend the kitchen into a bigger living and dining kitchen by knocking through to the garage, which could potentially create a highly impressive living and dining kitchen area.

For those who work from home, a superb insulated garden office awaits, providing a peaceful space to focus or even transform into a home gym. The fully landscaped gardens are a true highlight, offering a private retreat enclosed by elegant stone walling at the rear, perfect for relaxation or outdoor gatherings. Parking is a breeze with a driveway and garage.

This property is not just a house; it is a sanctuary that combines modern amenities with a tranquil setting, making it an ideal choice for families or professionals seeking a stylish and functional home in a desirable location.

To arrange a viewing of this fine home, please contact Shankland Barraclough Estate Agents.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Entrance Hallway

A lovely welcoming hallway with feature decorative panelling to the walls and the staircase. Deep storage cupboard that was originally the downstairs w.c so the plumbing etc is all there should a new owner wish to re-instate. Central heating radiator and access to the following rooms:

## Sitting Room 17'3" x 12'6" (5.26m x 3.81m)

The perfect relaxing reception room having lovely warm oak flooring, a feature square bay window and central heating radiator.

## Dining Kitchen 12'4" x 12' (3.76m x 3.66m )

A smart sleek modern range of fitted kitchen units having worksurfaces over and a sink unit inset. The kitchen includes an AEG range style cooker, provides space and plumbing for both a dishwasher and a washing machine. Central heating radiator, French doors and a window to the rear garden. The owners have had drawings produced to enlarge this area into a fabulous living and dining kitchen with drawings showing the connecting wall to the attached garage being removed and this area then transformed into a lovely snug area to the dining kitchen. This work would be subject to gaining the required approvals and regulations.

## First Floor Landing

Having decorative wall panelling to the staircase area, a central heating radiator, window to the side elevation and a linen cupboard. There is the access hatch to the loft which has been professionally boarded to provide excellent storage space and has electric to this area as well.

## Bedroom 1. 14'4" x 12'6" max (4.37m x 3.81m max)

Feature decorative panelling to one wall, two windows to the front elevation and a central heating radiator.

## En-Suite

Modern three piece suite comprising a walk in shower with a glazed screen, a wash hand basin and a low level w.c. Central heating radiator and an extractor fan.

## Bedroom 2. 12'2" x 11'1" (3.71m x 3.38m)

Central heating radiator and two windows looking out over the rear garden.

## Bedroom 3. 11'6" x 11'3" (3.51m x 3.43m)

Central heating radiator and two windows looking out over the rear garden.

## House Bathroom

A good sized house bathroom, fitted with a four piece suite in white comprising a panelled bath, a step in shower with a glazed door, a wash hand basin and a low level w.c.. Central heating radiator, extractor fan and a window to the front elevation.

## Garden Room & Office 18' x 9' & 10' x 9' (5.49m x 2.74m & 3.05m x 2.74m)

A fabulous addition to any home, the garden office pod is perfect for those working from home. This fabulous garden room is fully plastered, has oak effect flooring, light and power points together with full length windows and French doors to the garden. The office section likewise is plastered, has light and power window and a door creating the perfect working environment.



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### **Gardens, Parking & Garage**

To the front is a small shrubbed garden with sleeper edging. A private driveway provides off road parking, has an EV charging point and leads to the garage 18'10" x 9'11". Moving around to the rear is a fantastic landscaped garden that incorporates a neat stone flagged patio area, a lawn and stocked borders offering a lovely selection of shrubs plants and bushes. The rear garden is completely enclosed making an ideal area for all the family to enjoy.

### **Tenure, Services And Parking**

Tenure:

All Mains Services Connected

Parking: Private Driveway & Garage

### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers at various levels. For further information please refer to:  
<https://checker.ofcom.org.uk>

### **Council Tax**

Leeds City Council Tax Band E. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### **Flood Risk Summary**

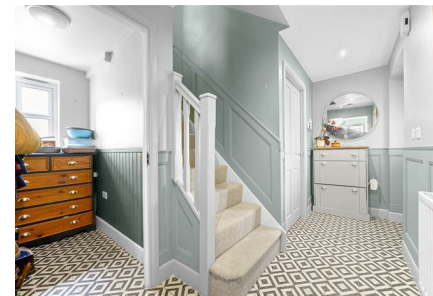
Surface Water - Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website  
<https://www.gov.uk/check-long-term-flood-risk>

### **Viewing Arrangements**

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

### Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

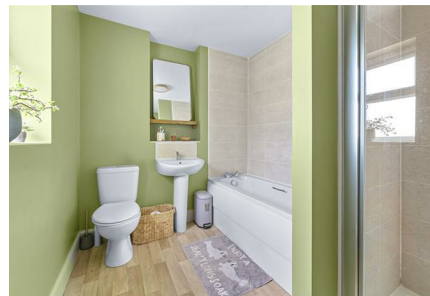
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

### Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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# Spring Wood Crescent, Bramhope, LS16

Main = 97.6 sq m / 1050 sq ft  
 Garage = 17.2 sq m / 185 sq ft  
 Garden Room / Office = 23.9 sq m / 257 sq ft  
 Approximate Gross Internal Area = 138.7 sq m / 1492 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

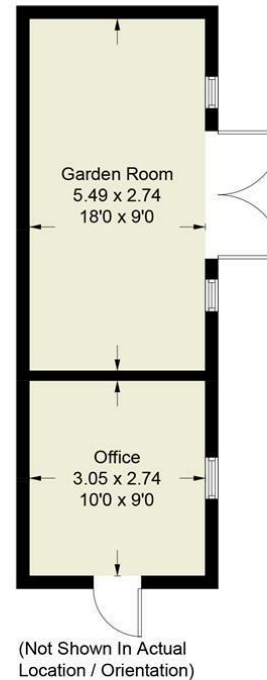
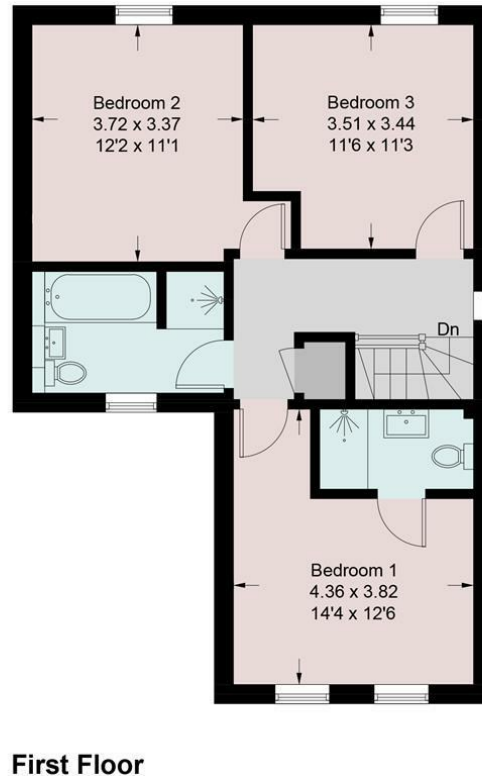
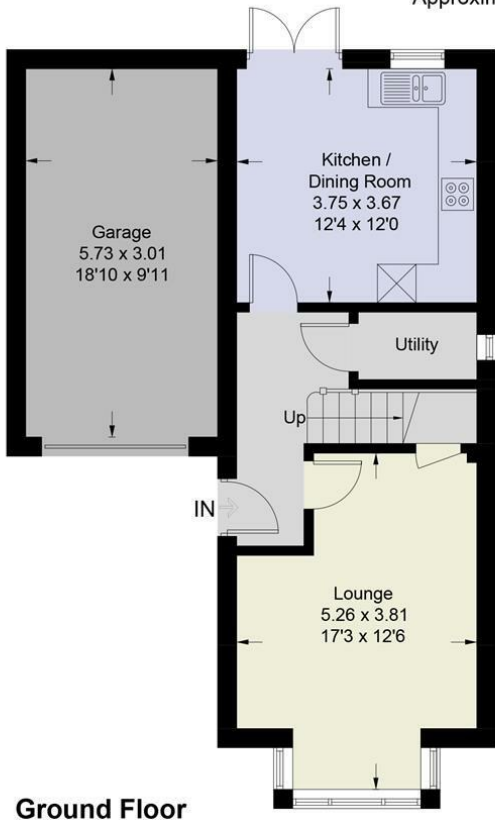
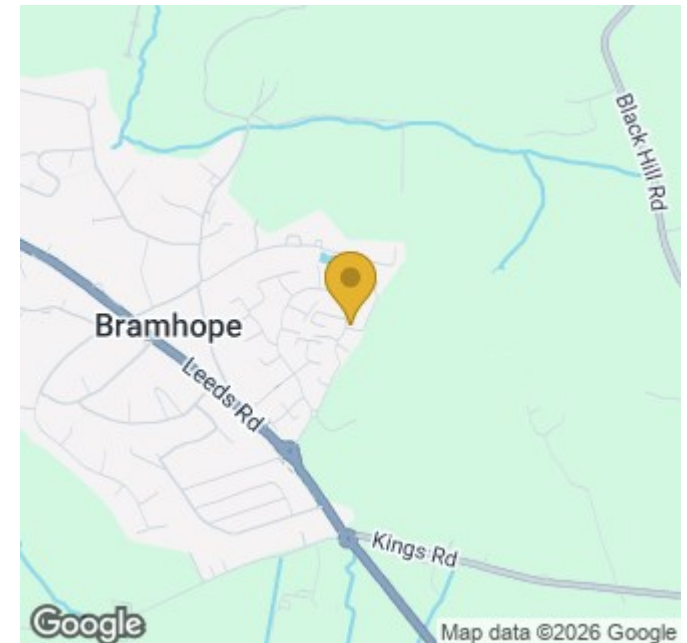


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**T: Call us on 01943 889010**  
**E: info@shanklandbarraclough.co.uk**  
**W: www.shanklandbarraclough.co.uk**

