



2 HILLCREST, HARROGATE ROAD BRAMHOPE LS16 9HX

Asking price £419,000

FEATURES

- Spacious & Versatile Mid Terraced Family Home
- Dining Kitchen, Utility Room & Downstairs W.C
- Five Bedrooms & A House Bathroom With Potential To Install An En-Suite
- Ideal Opportunity For A Variety Of Purchasers
- Semi-Rural Location Yet Close To Amenities & Transport Links
- Two Good Sized Reception Rooms
- Enclosed Front & Rear Gardens With Lawned & Flagged Areas
- Detached Garage With Scope To Convert Subject To Necessary Permissions
- Freehold / EPC Rating C / Council Tax Band D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

5 Bed Mid Terrace with Two Reception Rooms In Semi-Rural Location

Nestled in the charming village of Bramhope, this delightful terraced house on Hillcrest, Harrogate Road, offers a perfect blend of comfort and style. Spanning an impressive 1,443 square feet, this property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

With five well-proportioned bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office. The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a warm and inviting atmosphere throughout.

The single bathroom is conveniently located, catering to the needs of the household while maintaining a practical layout. The property's location in Bramhope provides a peaceful retreat, while still being within easy reach of local amenities and transport links, making it an ideal choice for those seeking a balance between rural charm and urban convenience.

This terraced house presents a wonderful opportunity for anyone looking to settle in a friendly community, with the added benefit of spacious living areas and a versatile layout. To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

With good access to Leeds, Bradford and Harrogate centres, this attractive apartment is ideally placed on the fringe of Bramhope. Bramhope village offers a selection of local shops and welcoming pub, as well as a popular village primary school. The market town of Otley is only a short drive away and offers an excellent selection of shops and other family amenities, along with the beautiful Otley Chevin country park. The property is within easy reach of lovely open countryside and the famous Golden Acre Park and for those travelling further afield, Leeds Bradford Airport is just a short drive away.

The Accommodation...

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

Ground Floor

Entrance Porch

A useful space for coats and shoes having a double glazed entrance door with side screen and oak flooring.

Entrance Hall

With stairs up to the first floor having a useful store cupboard and radiator.

Sitting Room 16'0" x 11'3" (4.88m x 3.43m)

A good sized reception room with a feature fire place having a wooden surround, marble interior and hearth. Ceiling rose, radiator and window to the front elevation.

Living Area 15'1" x 10'10" (4.60m x 3.30m)

A terrific space adjoining the kitchen ideal for modern family living having a brock fireplace with multi-fuel stove, radiator, window to the front and adjoining:

Dining Kitchen 14'6" x 11'0" (4.42m x 3.35m)

A generous dining kitchen having a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces. Inset one and a half bowl stainless steel sink unit with mixer tap, provision for an electric cooker and space for a freestanding fridge/freezer. Wood effect flooring and window to the rear elevation.

Utility Room 6'6" x 6'0" (1.98m x 1.83m)

With plumbing for an automatic washing machine and space for a dryer, base and wall cupboards, wall mounted central heating boiler, downstairs w.c off and part glazed door out to the rear garden.

Downstairs WC

With a low suite w.c, pedestal wash hand basin, radiator and window to the side elevation.

First Floor

Landing

Bedroom 1. 22'0" x 9'9" (6.71m x 2.97m)

A large room that could be split to make two bedrooms or has the space to install an en-suite with radiator, wood effect flooring, window and Juliette balcony to the rear elevation.

Bedroom 2. 11'9" x 10'3" (3.58m x 3.12m)

A good sized double bedroom with radiator and window to the front elevation.

Bedroom 3. 11'3" x 9'3" (3.43m x 2.82m)

A further double bedroom having a radiator and window to the front elevation.

Bedroom 4. 11'3" x 6'6" (3.43m x 1.98m)

With radiator and window to the rear elevation.

Bedroom 5. 8'0" x 6'0" (2.44m x 1.83m)

Currently being used as a single bedroom but could be easily utilised as a home office idea for those working from home having a radiator and window to the front elevation.

Bathroom

With a white three piece suite comprising a panelled bath with shower over, low suite w.c and wash basin with cupboard under. Part tiled walls, radiator and window to the rear elevation.

Detached Garage 22'3" x 19'9" (6.78m x 6.02m)

A great space which has the potential to be converted into additional accommodation subject to the necessary planning permissions with double entry doors, light, power and further door and window to the rear elevation.



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Outside

To the front of the property there is an attractive and enclosed cottage style garden with lawned and flagged areas having well stoked flower borders. To the rear there is a low maintenance garden with flagged patio and steps leading up to a hardstanding area. Access via a private track to the rear there is a further single garage in a separate block.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Area To The Rear Providing Off Road Parking.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Leeds

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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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.

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.

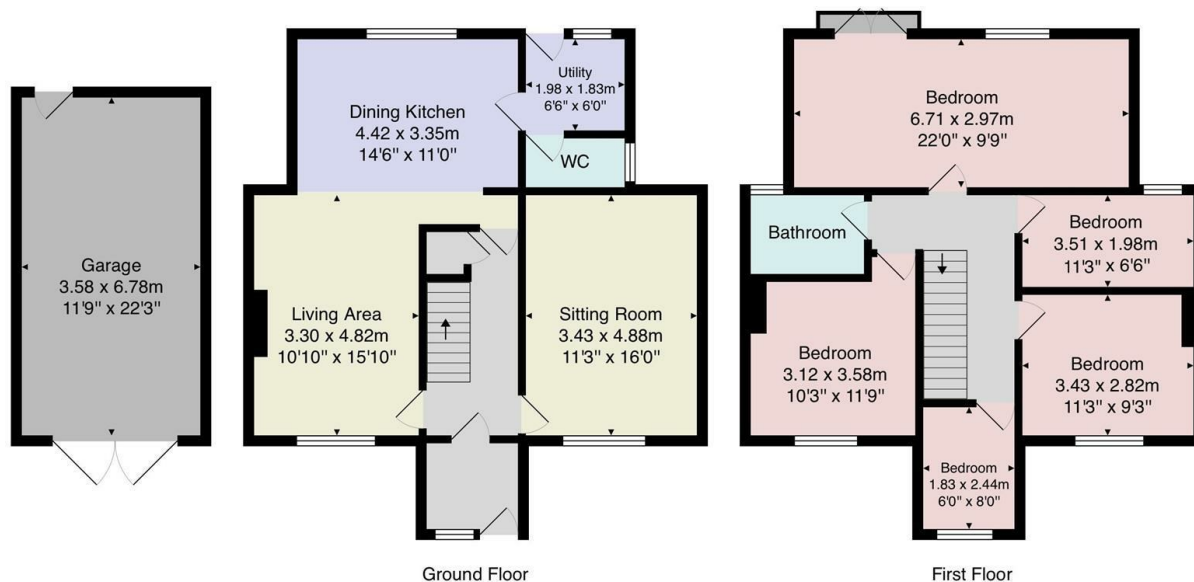
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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Total Area: 134.0 m² ... 1443 ft² (excluding garage)

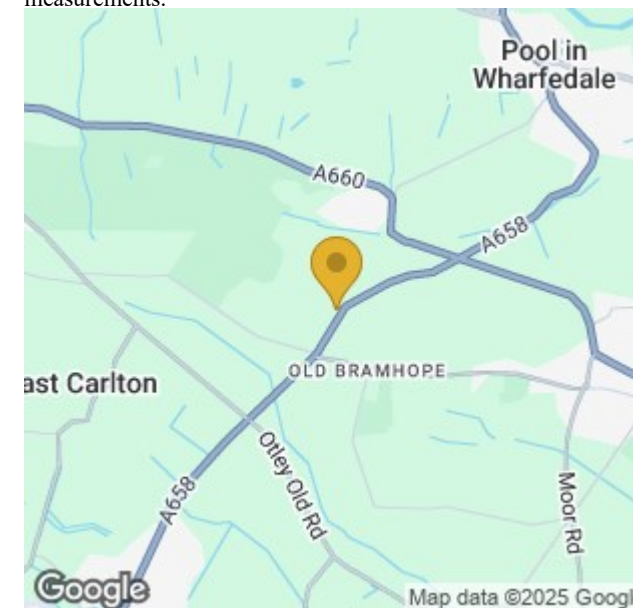
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



Call us on 01943 889010
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