



Burley Road | | LS29 6NS

Guide price £1,000,000

TW TRANMER
WHITE
Trusted Estate Agents

Brookleigh

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A handsome stone built detached Victorian residence offering extensive family accommodation retaining many appealing features. The property enjoys an idyllic semi rural setting, with a large south facing garden directly adjoining open countryside and an equestrian centre. The property incorporates a central hallway, five reception rooms and a breakfast kitchen on the ground floor whilst the upper floors include five bedrooms, two bathrooms and a shower room. Externally there is a double garage, single garage and grounds which extend to about 0.42 of an acre.

- A Handsome Detached Victorian Home
- 5 Reception Rooms
- 5 Bedrooms
- Double Garage & Single Garage
- Council Tax Band G
- Semi Rural Setting Adjoining Open Fields
- Breakfast Kitchen
- 2 Bathrooms & Shower Room
- South Facing Laned Garden
- EPC Rating D

GROUND FLOOR

Entrance Vestibule

6'7" x 4'8" (2.01m x 1.42m)

With a panelled entrance door and a moulded ceiling cornice. Glazed inner door leading to:

Central Reception Hall

20'8" x 8'0" (6.30m x 2.44m)

With an elegant staircase leading to the upper floors. Moulded ceiling cornice and fitted bookshelves.



A handsome stone built detached Victorian residence offering extensive family accommodation retaining many appealing features. The property enjoys an idyllic semi rural setting, with a large south facing garden directly adjoining open countryside.



Cloakroom

With a low suite wc and wash basin.

Drawing Room

28'5" x 15'0"

With an attractive stone fireplace having a slate hearth and an open grate. Twin recessed alcoves. Windows to three sides. Moulded ceiling cornice and an impressive plaster ceiling.

Sitting Room

16'10" x 15'1" (5.13m x 4.60m)

With a marble interior fireplace having a wooden surround and an open grate. Hardwood floor. Moulded ceiling cornice and extensive bookshelves.

Sun Room

18'0" x 12'0" (5.49m x 3.66m)

With a parquet floor and bifold doors leading to the front of the property.

Dining Room

15'1" x 12'1" (4.60m x 3.68m)

With a parquet floor and fitted cupboards.

Breakfast Kitchen

11'11" x 11'10" (3.63m x 3.61m)

With a stainless steel sink with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Gas fired Aga, electric cooker and hob. Slate floor. Plumbing for a dishwasher and automatic washer. Space for a fridge freezer. Door to the rear of the property.

Playroom

16'3" x 14'3" (4.95m x 4.34m)

With a hardwood floor and a door to the side of the property.

LOWER GROUND FLOOR

Wine Cellar

Leading to:

Basement Workshop

17'0" x 14'7" (5.18m x 4.45m)

FIRST FLOOR



Spacious Landing

Leading to:

Principal Bedroom

16'10" x 15'1" (5.13m x 4.60m)

With a decorative fireplace with a marble effect interior and a wooden surround. Fitted wardrobe and moulded ceiling cornice.

En Suite Dressing Room

12'5" x 11'11" (3.78m x 3.63m)

With an extensive range of fitted wardrobes. Windows to two sides.

En Suite Bathroom

12'0" x 10'10" (3.66m x 3.30m)

With a rolled top bath, walk in shower and twin wash basins. Ceramic tiling to the floor and walls.

Bedroom

15'1" x 12'1" (4.60m x 3.68m)

With fitted bookshelves, a dressing table, cupboards, drawers and wardrobes.

Bedroom

14'9" x 11'11" (4.50m x 3.63m)

With fitted wardrobes and bookshelves.

Study

7'7" x 6'10" (2.31m x 2.08m)

With extensive fitted bookshelves.

Bathroom

15'0" x 7'6" (4.57m x 2.29m)

With a panelled bath having a hand held shower, large walk in shower, low suite wc and wash basin. Ceramic tiled floor and walls. Chrome heated towel rail. Moulded ceiling cornice and heated towel rail.

SECOND FLOOR

Landing

With a box store.

Bedroom

14'9" x 12'11" (4.50m x 3.94m)

With a fitted wardrobe, bookshelves, drawers and window seats.



Bedroom

16'9" x 10'3" (5.11m x 3.12m)

With a fitted wardrobe and drawers.

Shower Room

With a shower cubicle, low suite wc and pedestal wash basin.

OUTSIDE

Double Garage

17'10" x 16'0" (5.44m x 4.88m)

With an electrically operated up and over door.

Single Garage

20'9" x 15'6" (max) (6.32m x 4.72m (max))

With an up and over door.

Gardens

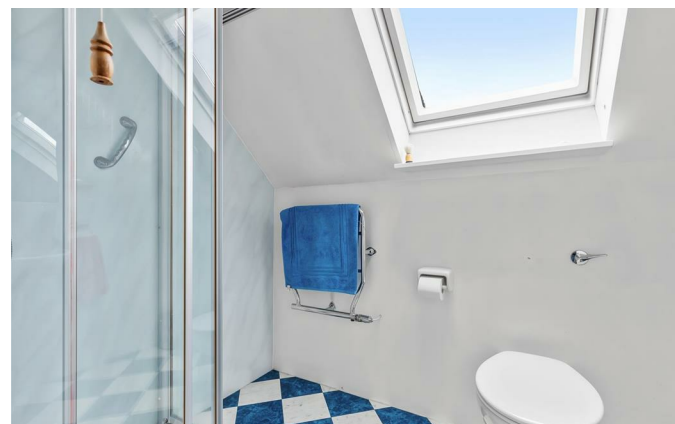
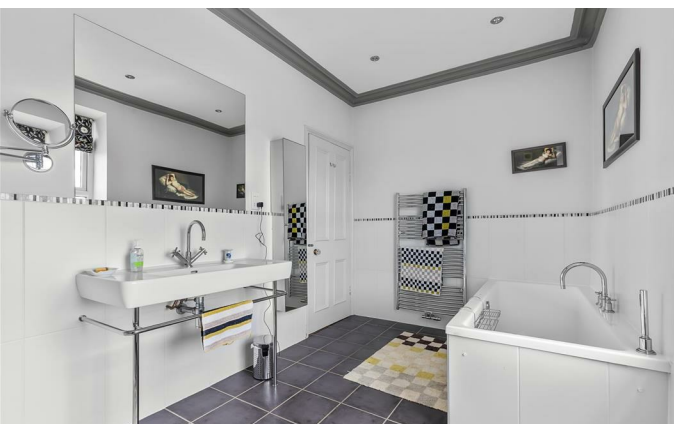
Brookleigh stands within a sizeable level plot of about 0.42 of an acre. The house is approached via a tarmac driveway which provides extensive additional off road parking. Beyond the drive is a large and principally lawned south facing garden with flower borders and a number of mature trees. To the side of the house is a produce garden with raised beds, espaliered fruit trees and an aluminium and glazed greenhouse.

Menston

Menston village has a thriving community and is conveniently positioned on the edge of Leeds. The village is on the Wharfe Valley Line and therefore enjoys excellent rail links to Leeds and Bradford.

It has retained a good selection of amenities over the years from cafes to public houses. More recently the village store has re-opened and offers an excellent range of produce. The village has its own primary school and is within the catchment area for Ilkley Grammar and Prince Henry's secondary school. It benefits from a substantial park area with tennis courts, churches of several denominations and a community centre.

Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns and the City of Leeds.



Council Tax

City of Bradford Metropolitan District Council Tax Band G.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Tenure

We are informed by the client/s that the property is Freehold.



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Total Area: 368.0 m² ... 3961 ft²
 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			
(55-68) D		58	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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