

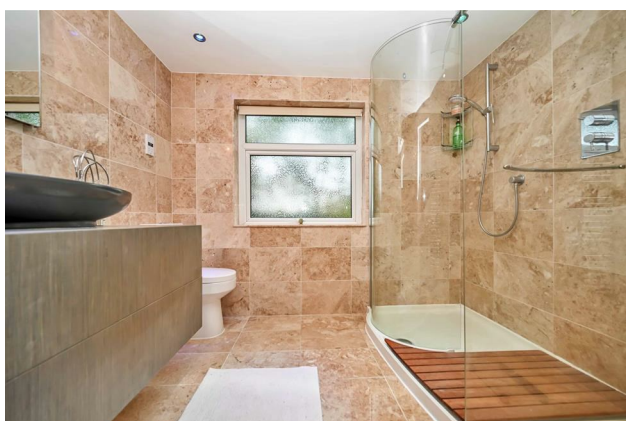
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**14 The Sycamores, Bramhope, Leeds, LS16 9JR**

**Offers In The Region Of £575,000**

**Property Images**



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## Property Images



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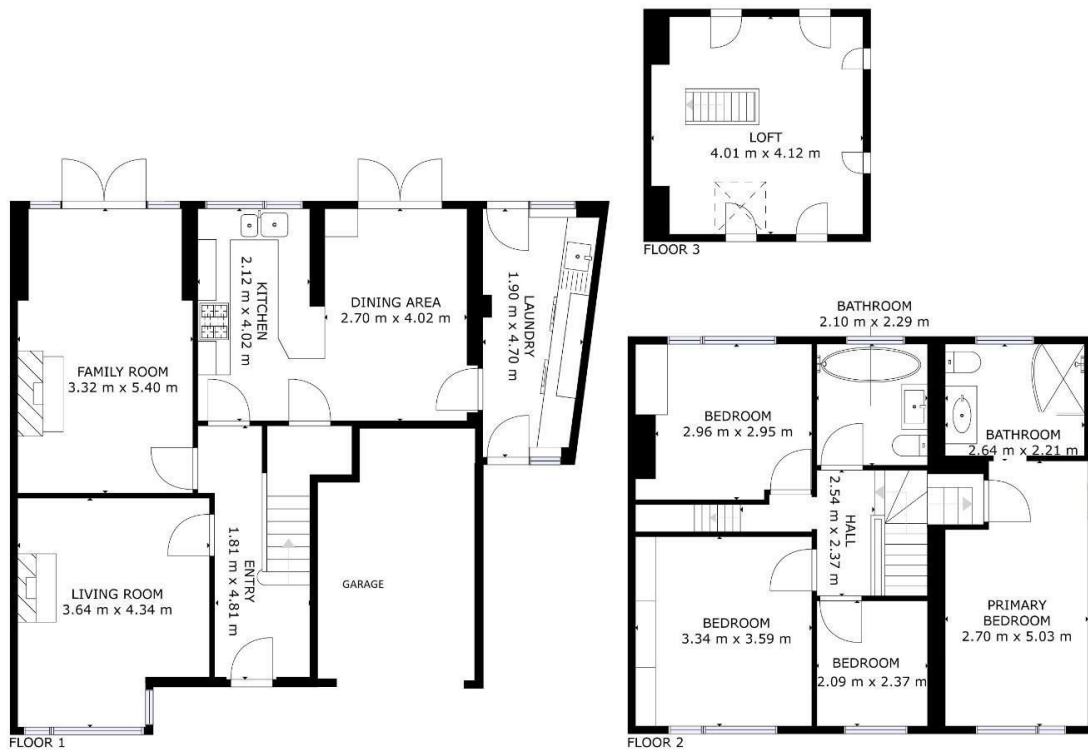
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## Property Images



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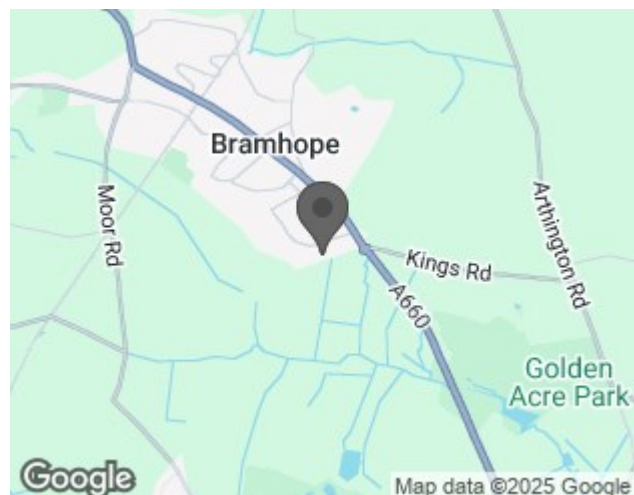
GROSS INTERNAL AREA  
FLOOR 1: 75 m<sup>2</sup>, FLOOR 2: 62 m<sup>2</sup>, FLOOR 3: 15 m<sup>2</sup>  
TOTAL: 152 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached   Beds: 4   Bathrooms: 2   Receptions: 2  
Tenure: Freehold

This charming 4-bedroom semi-detached house offers an ideal family home in a highly sought-after, peaceful location, with stunning views of the open fields. With a perfect balance of modern conveniences and timeless character, this property is an opportunity not to be missed.

Inside, the home features three spacious double bedrooms and a single bedroom, providing plenty of space for growing families. The master bedroom is a standout with its contemporary en suite bathroom, boasting a luxurious walk-in shower and picturesque dual-aspect views of the surrounding fields. An additional attic room offers versatile space, perfect for use as a home office, playroom, or extra storage.

The heart of the home is the large, modern kitchen diner, finished to a high standard with painted oak cabinets, granite worktops, and stylish patio doors that open directly onto a spacious patio and garden, ideal for family gatherings and summer entertaining. The adjacent utility room, conveniently accessed from the side, ensures practical storage and keeps any muddy shoes out of the main living areas.

The cosy living room at the rear provides a perfect place to unwind, featuring a gas fireplace and patio doors that showcase lovely views of the expansive garden. At the front, a second, modern living space enjoys uninterrupted views of the fields, with a feature gas fireplace creating a warm and inviting atmosphere.

Set on a private no-through road, this home is both quiet and secluded, yet within easy reach of all the amenities Bramhope has to offer. A true gem, offering the perfect family lifestyle in a tranquil yet convenient setting.

## Features

• SEMI RURAL LOCATION FRONTING ON FIELDS • LARGE GARDEN / PLOT • THE PERFECT FAMILY HOME • HUNTERS 360 TOUR • MASTER SUITE • OPEN PLAN LIVING KITCHEN • CLOSE TO SCHOOLS, SHOPS AND AMENITIES • LOFT ROOM ACCESSED VIA FIXED STAIRCASE • LARGE UTILITY ROOM • PARKING FOR SEVERAL CARS AND GARAGE