



THE POPLARS

LEEDS, LS16 9DL

£1,195,000
FREEHOLD

Welcome to Trelawney, a truly exceptional family home that effortlessly combines sophistication, style, and comfort. Offering five generously proportioned double bedrooms, three elegantly designed reception rooms, and a stunning balcony that captures breathtaking views, this remarkable property is a true gem in the heart of Bramhope.

MONROE

SELLERS OF THE FINEST HOMES

THE POPLARS

- Stunning five-bedroom home
- Balcony overseeing beautiful views
- Rich in local amenities
- Beautiful ensuites
- Open-plan living
- Dedicated bar area
- Perfect for large families
- Spacious integral garage
- Jacuzzi bath
- Grand entrance hallway



Trelawney, The Poplars

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As you step inside, you are welcomed by a grand entrance hallway, setting the tone for the luxury that follows throughout the home. The hallway flows gracefully into three expansive reception rooms, including a luxurious formal living room, an impressive dining room, and a sophisticated drawing room with a dedicated bar area. The drawing room opens via patio doors into the sun-kissed rear garden, perfect for enjoying the outdoors in privacy and style.

At the heart of the home lies the breathtaking breakfast kitchen, a space designed for both culinary excellence and family gatherings. Featuring exquisite Quartz countertops, a central island, and a striking backsplash, the kitchen is a true focal point. The sleek cabinetry, bold black fixtures, and finishes add to the contemporary aesthetic, creating an ideal environment for cooking, dining, and socializing. For added convenience, the kitchen seamlessly connects to the integral garage.

The first floor boasts four spacious double bedrooms, including a private balcony offering serene views over the beautifully landscaped rear garden. Two of the bedrooms, including the principal suite, are en-suite, offering both privacy and luxury. A well-appointed family bathroom completes the first floor, offering both function and elegance.

Externally, the property enjoys superb curb appeal, with a large driveway providing off-street parking for up to five vehicles. To the rear, a sprawling, meticulously maintained lawned garden offers an idyllic space for family activities and relaxation. This expansive outdoor area makes Trelawney perfect for hosting guests or simply unwinding in tranquillity.

REASONS TO BUY

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- Rich in local amenities
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ENVIRONS

Bramhope is a highly sought-after area located in North Leeds, approximately 7 miles north of the city centre. It's situated on the road between Leeds and the market town of Otley. The village offers stunning countryside scenery and woodlands while still maintaining a pleasant semi-rural atmosphere. It has a range of local shops, a highly regarded primary school, a public house, a medical centre, and a selection of recreational activities, including a health club, Bramhope Tennis Club, and easy access to Golden Acre Park.

Bramhope has a convenient location for travelling to and from, with easy access to Bradford, Harrogate, and York for daily commuting, and the A1/M1/M62 motorway network provides a convenient way to travel to areas further away. Additionally, Leeds/Bradford International Airport is just a ten-minute drive away, making it a great option for those looking to travel by air.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

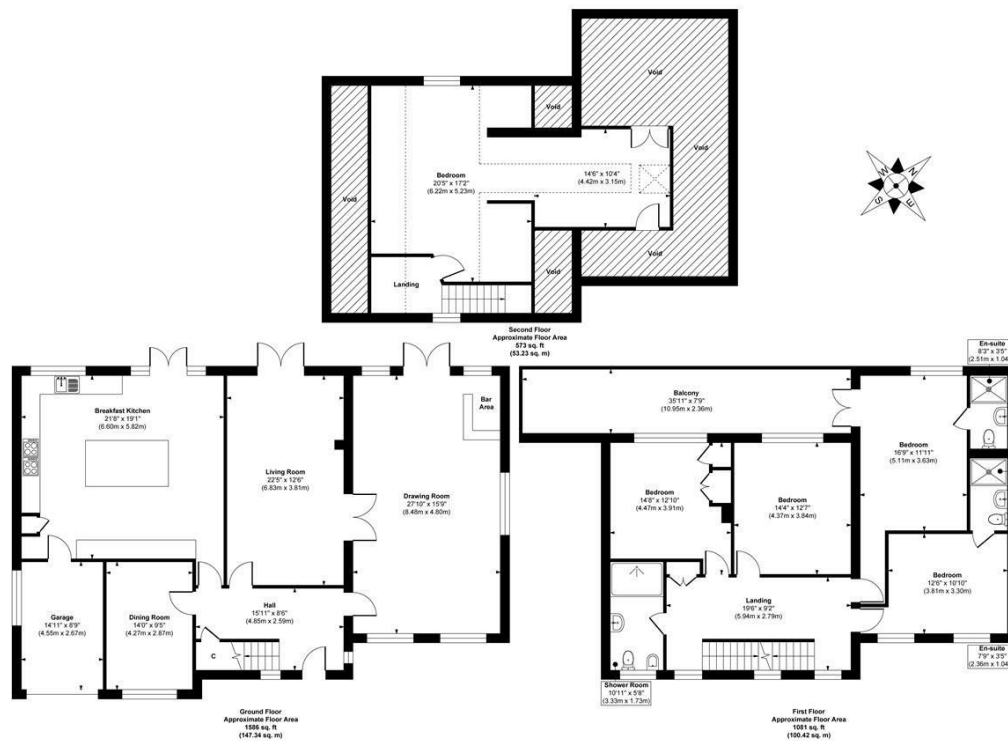
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 3240.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 3240 sq. ft / 300.99 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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		
(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/tenants are advised to recheck the measurements

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