



2 SILVERTREES

LEEDS, LS16 9AS

£999,950
FREEHOLD

Set in one of Bramhope's most desirable cul-de-sacs, this exceptional six-bedroom detached home offers space, style, and spectacular views. With generous living areas, beautifully maintained gardens, and excellent privacy, it's the perfect setting for family life in a quiet yet well-connected location.

MONROE

SELLERS OF THE FINEST HOMES

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- Cul De Sac Location • Stunning Views • Private Gardens • Double Garage • Ample Off Street Parking • Perfect Family Home • Ideal Transport links to Leeds • Six Bedrooms • Open Plan Kitchen Diner • Modern Finish

Silvertrees

An Impeccable Six-Bedroom Detached Family Home in Bramhope

Tucked away in a peaceful cul-de-sac within one of Bramhope's most sought-after residential areas, this beautifully presented six-bedroom detached home offers an exceptional combination of space, comfort, and style. Boasting breathtaking views over the surrounding countryside, the property is perfectly designed for modern family living.

The light-filled interiors are finished to an impeccable standard throughout, featuring an open plan kitchen diner and a separate dining room, ideal for both casual and formal entertaining. A spacious conservatory with doors leading out to the private garden further enhances the living space, offering stunning views and seamless indoor-outdoor flow.

Accommodation is spread over three floors, including two double bedrooms on the top floor that share a well-appointed bathroom and benefit from access to a luxurious balcony, perfect for enjoying the exceptional scenery. The home's six bedrooms provide ample space for family, guests, or home working, while multiple bathrooms ensure convenience for busy households.

Externally, the property enjoys private, well-established gardens that offer a wonderful sense of

seclusion, perfect for both relaxation and entertaining. The quiet setting, combined with easy access to local amenities, excellent schools, and transport links, makes this home an outstanding choice for those seeking a tranquil yet connected lifestyle in Bramhope.

Key Selling Points:

- Prime cul-de-sac location in the heart of Bramhope
- Six generous bedrooms, including two double bedrooms on the top floor with balcony access
- Panoramic countryside views from multiple rooms and the balcony
- Beautifully presented interiors, ready to move straight into
- Open plan kitchen diner and separate dining room for versatile living
- Spacious conservatory with doors leading to private landscaped gardens
- Multiple bathrooms, including en-suites, for convenience
- Private, landscaped gardens offering excellent privacy
- Double garage and ample driveway parking
- Quiet setting within easy reach of amenities, schools, and transport links

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

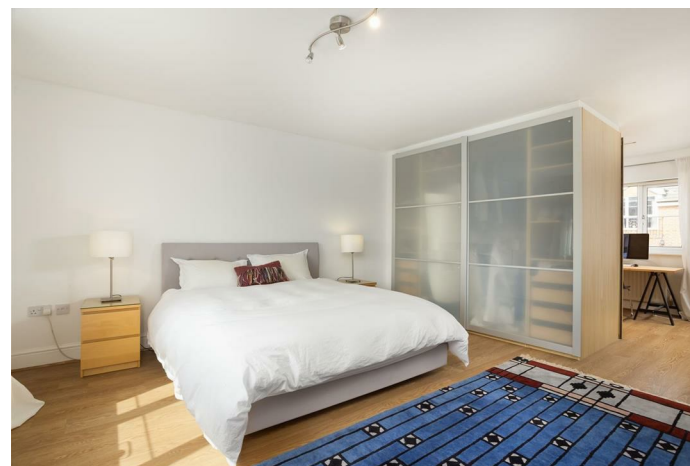
Local Authority – Leeds City Council

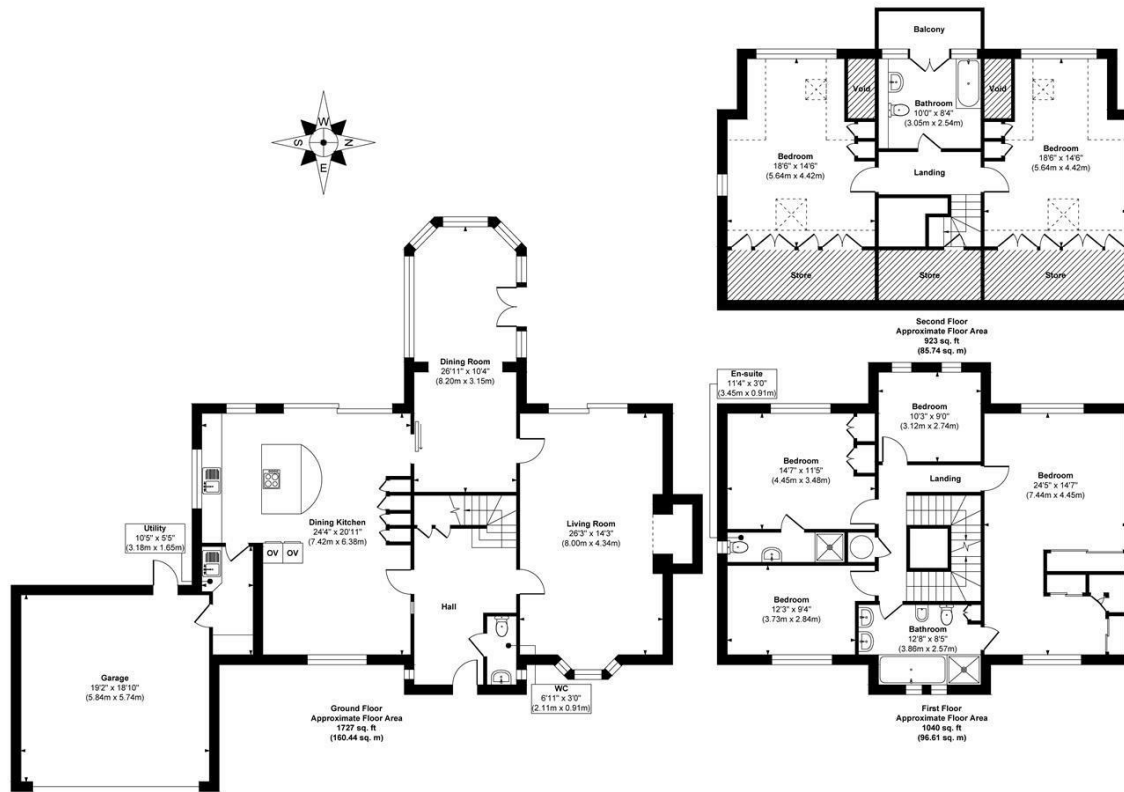
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 3690.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 3690 sq. ft / 342.79 sq. m

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		79	82
(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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