



Sycamore Court The Sycamores, Leeds LS16 9BF

welcome to

Sycamore Court The Sycamores, Leeds

A stunning & spacious maisonette in an exclusive Bramhope location offering stylish accommodation over 2 floors, with well presented & stylish accommodation throughout. Surrounded by well-maintained communal gardens & a useful garage. Internal viewings is a must!!



Sycamore Court, The Sycamores

A beautifully presented and deceptively spacious maisonette apartment, finished to a high standard throughout and offering an excellent blend of modern living and stylish design. Situated in the highly sought-after village of Bramhope, the property forms part of an exclusive courtyard development on the fringe of the village, and is sure to appeal to a wide range of buyers.

Early viewing is strongly recommended to fully appreciate the accommodation on offer.

The ground floor briefly comprises a welcoming entrance hallway, a generous living room, a separate formal dining room, a well-appointed fitted kitchen, a double bedroom, and a contemporary shower room.

To the upper floor, the property boasts a stunning principal suite featuring a luxurious freestanding bath, creating a boutique-style feel, along with a sleek en-suite shower room and a dedicated dressing room. A further double bedroom completes the accommodation.

Externally, the apartment is set within spacious communal grounds with well-maintained gardens and also benefits from the use of a garage.

Ground Floor Entrance Hallway

Door to the accommodation opens into a spacious and welcoming hallway, featuring bright neutral decor, laminate flooring, a radiator, two useful storage cupboards, and stairs leading to the first floor.

Lounge

A beautifully presented and generously proportioned living room, finished in stylish neutral tones. The space is filled with natural light from three windows, creating a bright yet cosy atmosphere. A contemporary wall-mounted electric fireplace, providing a focal point and adding warmth. There is ample space for a range of comfortable seating as well as additional furnishings, complemented by soft carpeting, ceiling coving, and modern lighting. A perfect space for both relaxing and entertaining.

Dining Room

Double doors from the hallway open into the separate dining room, featuring neutral decor and soft carpeting, creating a warm and inviting space for formal dining. The room is enhanced by a large window allowing for plenty of natural light.

There is ample space for a sizeable dining table and additional furniture. A perfect setting for both everyday meals and entertaining guests.

Kitchen

A modern and well-appointed kitchen fitted with a stylish range of wall and base units in a contemporary finish, complemented by contrasting work surfaces and tiled splashbacks. The space benefits from integrated appliances including an oven, hob and extractor hood, dishwasher, microwave, washing machine, fridge and separate freezer. A window allows for plenty of natural light, enhancing the bright and airy feel, while recessed ceiling spotlights provide additional illumination. Finished with practical flooring, this kitchen offers both functionality and style for everyday living.

Bedroom Three

A spacious double bedroom to the ground floor with radiator and window. Ample space for free standing furniture.

Shower Room

A stylish and contemporary shower room, finished to a high standard with elegant marble-effect wall panels. The suite comprises a walk-in shower with glass enclosure and rainfall-style shower head, a modern vanity unit with inset wash basin and storage below, and a low-level WC. A large illuminated mirror adds both practicality and a touch of luxury, while a window provides natural light and ventilation. Completed with recessed ceiling lighting and sleek fittings, this is a beautifully appointed and fully functional space.

First Floor Landing

With stairs from the ground floor with radiator and doors opening into;

Bedroom One

A stunning and spacious bedroom, beautifully presented with soft neutral decor creating a calm and inviting retreat. The room benefits from excellent proportions, offering ample space for a range of bedroom furniture, while a window allows for plenty of natural light. A standout feature is the stylish freestanding bath, set within a dedicated area and finished with attractive tiling and heated towel rail, adding a touch of luxury and boutique-hotel feel.

Dressing Area

An open archway leads to the dressing room with fitted wardrobes, built in drawers and shelving, radiator and ceiling spot lights.

Ensuite

A sleek and contemporary en-suite shower room, finished with stylish marble-effect wall panels and complemented by modern fittings throughout. The suite comprises a spacious walk-in shower with glass enclosure, a vanity unit with inset wash basin offering useful storage, and a low-level WC. A skylight window allows for an abundance of natural light, enhancing the bright and airy feel, while a heated towel rail and quality fixtures complete this well-appointed and practical space.

Bedroom Two

A lovely double bedroom with neutral decor, radiator and a window allows for natural light along with a sloped ceiling adding a touch of charm.

Outside

The apartment benefits from a secure electric gated entrance leading to a communal courtyard and a single garage with an electric door.

There is also access to communal gardens.

Leasehold Information

This apartment is leasehold with the following terms:

999-year lease from 1 January 2004
Current annual ground rent: £350
Current annual service charge: £1,800

We recommend that all terms and associated charges are verified with your legal advisor.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

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- Stylish accommodation arranged over 2 floors
- Offered with No Onward Chain.
- Luxurious principal suite
- Beautifully maintained communal gardens
- Garage Included

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 1800.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 163.9 m² (1,764 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william
h brown

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107626 - 0006

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