

BRAMHAM VILLAGE

Occupying a central position to the old village which provides good car commuting links to Leeds, York, Harrogate and Wetherby and within approximately half a mile of the A1 and M1 link road.

AN ATTRACTIVE STONE BUILT PERIOD COTTAGE



With gas fired central heating the accommodation includes :- Side Entrance Passage leading to Hall, Lounge with brick fireplace and beamed ceiling, Kitchen, Two first floor Bedrooms and Combined Bathroom and w.c. To the Outside, patio garden to rear, sheltered beneath the old cliff face. Small forecourt and on-street parking available.

**BRIAR COTTAGE
THE SQUARE
OFFERS IN THE REGION £81,995
FOR THE FREEHOLD**

Renton & Parr

CELEBRATING 50 YEARS IN WETHERBY

Independent Chartered Surveyors, Auctioneers, Valuers and Estate Agents

Market Place, Wetherby, West Yorkshire
E-mail: sales@wetherbyproperties.co.uk

Tel: (01937) 582731. Fax: (01937) 587578
Web Site: <http://www.wetherbyproperties.co.uk>

T. ROGER ARNOLD, F.R.I.C.S.

KENNETH BIRD, B.Sc.Hons, A.R.I.C.S.

BRAMHAM

Bramham is renowned for its historical park and annual horse trials but also for its ease of access for commuting. Situated almost midway between Leeds, York and Harrogate and London and Edinburgh. The A.1. is readily accessible with the A64 and A1/M1 link road only some 5 miles. Rail connections are available in both Leeds and York with Leeds/Bradford Airport and North Sea Ferries at Hull also within car commuting distance. The Market Town of Wetherby offers excellent shopping, schooling and sporting facilities including swimming pool and golf courses and the village has its own school, shop, public houses, parish church and garage.

DIRECTIONS

From Wetherby take the A1 southbound at Bramham and then into the Village Square. Turning left by the Red Lion Public House, Briar Cottage is on the right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

Briar Cottage is an attractive limestone built property enjoying a central position within the older part of the village. Benefiting from gas fired central heating the modrnised accommodation in further detail giving approximate room sizes comprises :-

BARREL ROOFED PASSAGEWAY

leads to side entrance door.

ENTRANCE HALL

Radiator, staircase to first floor, useful storage cupboard, telephone point.

LOUNGE

11ft6in x 9ft10in (3.51m x 3.00m)

With two windows to front, beamed ceiling, full height brick chimney piece with copper canopy and hearth, three wall light points, radiator, T.V. point, built in cupboard.

KITCHEN

9ft7in x 9ft1in (2.92m x 2.77m)

Range of wall and base units including cupboards and drawers, corner shelving, work surfaces with tiled surrounds, inset one and a half bowl sink unit, plumbed for automatic washing machine, space for fridge, four ring gas hob, wall mounted gas fired central heating boiler, window to rear, extractor fan, double radiator.

FIRST FLOOR LANDING

With loft access.

BEDROOM ONE

13ft0in x 11ft7in (3.96m x 3.53m) overall

With window to front overlooking the village square, radiator.

BEDROOM TWO

10ft3in x 8ft9in (3.12m x 2.67m) max

With window to rear, radiator.

BATHROOM

White suite comprising panelled bath with tiled surround, low flush w.c., pedestal wash hand basin with tiled splashback, airing cupboard with lagged copper cylinder and fitted immersion heater, ceiling cornice.

TO THE OUTSIDE

Paved courtyard with low stone boundary wall. Shared barrel roofed passageway leads to paved patio garden with high stone walling and cliff face.

COUNCIL TAX

Band C (from verbal enquiry)

GENERAL

All mains services installed. Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

VIEWING

By appointment with the Chartered Surveyors Messrs Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

MISREPRESENTATION ACT

Messrs. Renton & Parr for themselves and for the Vendors or lessors of this property whose agents they are give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Renton & Parr has any authority to make or give any representation or warranty whatever in relation to this property.