

## *Property particulars*

**FOR SALE BY PRIVATE TREATY**



**HARLAND HOUSE  
THE SQUARE  
BRAMHAM**

**£159,995**

**DTZ Debenham Tie Leung 25 Market Place Wetherby LS22 6LQ England**  
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## HARLAND HOUSE, THE SQUARE, BRAMHAM

Occupying a prominent and established position fronting The Square in the centre of this popular and most conveniently located village.

**A CHARMING STONE BUILT DOUBLE FRONTED PERIOD TERRACE COTTAGE TOGETHER WITH A DETACHED GARAGE AND ENCLOSED SOUTH FACING COURTYARD GARDEN TO THE REAR.**

**\* Gas Fired Central Heating \* Selective Secondary Double Glazing \* Entrance Hall \* Lounge Separate Dining Room \* Breakfast Kitchen \* Rear Hall with walk-in storeroom \* Cloakroom & WC \* Three Double Bedrooms \* Bathroom & WC \* Single Garage and pleasant walled courtyard garden to the rear facing almost due South \***

Bramham itself is a pleasant and conveniently located village approximately 3 miles (4.8 km) to the south of Wetherby. The area is well served by a variety of shops, schools and recreational facilities and there is good road access to principal Yorkshire centres including those of Leeds, Harrogate and York. The village is also by-passed by the A1 which together with the new A1/M1 link road is ideal for travel further afield.

The cottage has pleasing limed stone elevations and offers the following accommodation:-

### **GROUND FLOOR**

Six panel front door with brass door furnishings and fan light over with secondary double glazing opens into:-

**ENTRANCE HALL** with six panel door leading to lounge and further six panel door with original fan light over.

**DINING ROOM** (14' x 13' max /4.27m x 3.96m max ) overall with shallow bay window the front having sliding sash and original shutters to reveals, secondary double glazing, beamed ceiling, double radiator.

**LOUNGE** (13'2 x 12' max /4.01m x 3.66m max ) overall with fireplace having white painted surround, brick interior and quarry tiled hearth, ceiling cornice, four wall light points, shallow bay window with sliding sash and secondary double glazing. TV aerial point, double radiator.

**BREAKFAST KITCHEN** (13'6" x 9'4" /4.11m x 2.84m ) comprising double drainer stainless steel sink, preparation surfaces with cupboards and drawers below, matching wall cupboards and storage cupboard, gas and electric cooker points, plumbing for washing machine and dishwasher, Glow Worm wall mounted gas fired central heating boiler and time clock, beamed ceiling, fluorescent ceiling light, radiator.

**REAR HALL** with telephone point, radiator and glazed door opening into the rear courtyard. Walk in understairs cloaks/storage cupboard with electric light installed.

**CLOAKROOM** with wash hand basin, low suite WC, radiator, shallow bay with window seat and built in storage cupboards.

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### FIRST FLOOR

SPACIOUS LANDING with loft access.

BEDROOM ONE (15'9" x 14' max /4.80m x 4.27m max ) overall with two built in double wardrobes and over head storage cupboards, telephone point, shallow bay with sliding sash, double radiator.

BEDROOM TWO (14'2" x 12' max /4.32m x 3.66m max ) overall with shallow bay to the front, sliding sash, double radiator.

BEDROOM THREE (11'2" x 9'10" /3.40m x 3.00m ) with radiator and telephone point.

BATHROOM comprising six foot enamel bath, pedestal wash basin, low suite WC, radiator, electric wall heater, airing cupboard with lagged cylinder and immersion heater, secondary double glazing.

### OUTSIDE

Small paved courtyard area to the front with low stone boundary walls and two outside wall light point.

DETACHED SINGLE GARAGE with up and over door with vehicular access further down the square at the bottom of arms house hill (approximately 50 yards away). A shared arched passageway gives access through to an enclosed and attractive walled courtyard gardens which is principally paved for ease of upkeep and having ventral and side rose beds with low stone retaining walls and facing almost due south.

**SERVICES** All main services available. Telephone at present connected.

"None of the services 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".

DTZ Residential have not tested and do not provide any warranties as the building systems, equipment or any appliances therein being year 2000 compliant. It is therefore the Purchasers/Lessee's own responsibility to satisfy themselves as to the status of the building in relation to year 2000 compliance.

**TENURE** Freehold. Vacant possession on completion.

**VIEWING** By appointment through the selling agents DTZ Residential, Wetherby.  
Telephone (01937) 583987.

**DIRECTIONS** Travelling South from Wetherby on the A1 after approximately 3 miles take the turning into Bramham and continue down into the centre of the village. Turn into the Square on the left and the cottage is directly ahead.

**WEB SITE** [www.dtz.yorkshire.co.uk](http://www.dtz.yorkshire.co.uk)

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