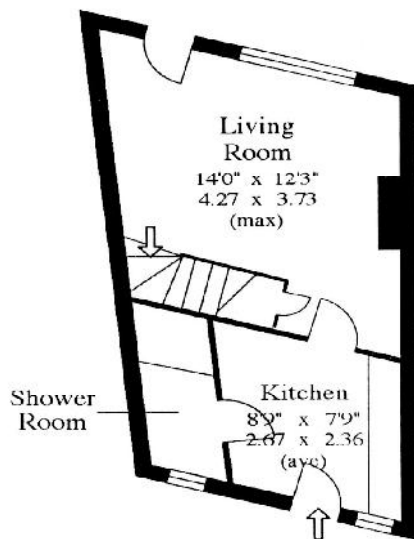


3 WALKER BUILDINGS TENTERHILL, BRAMHAM

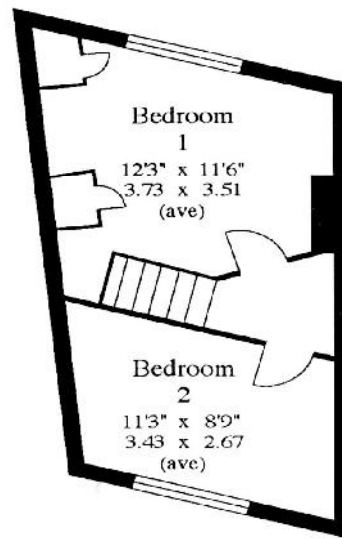


A charming, two bedroom, period terraced house, ideal for first time buyer or young couple in a quiet, central location of this popular rural village.

PRICE £59,500



Ground Floor



First Floor

Dacre, Son & Hartley

28 Market Place, Wetherby, West Yorkshire LS22 6NE Telephone (01937) 586177 Fax (01937) 588762
e-mail: enquiries@dacres.co.uk

THESE PARTICULARS DO NOT CONSTITUTE AN OFFER OR CONTRACT OF SALE
ANY PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTION OF THE PROPERTY

GENERAL REMARKS

An internal inspection is required to appreciate this charming, period, terrace cottage. The living accommodation is arranged on two storeys and offers a well appointed living room and fitted kitchen as well as a downstairs shower room, whilst upstairs are two bedrooms, one with fitted furniture. The property benefits from all mains services including gas fired central heating together with a full burglar alarm system. It is well appointed and outside is a most useful rear yard/garden with outbuilding, ideal for storage purposes.

3 Walker Buildings is centrally located within the village of Bramham which offers a church, school, local shop and garage together with a choice of public houses and is just over two miles from Boston Spa, where more extensive amenities are to be found. Conveniently placed for the A64, the A1 and M1 extension the situation offers the advantages of rural life coupled with ease of access to North and West Yorkshire business centres including Leeds, Bradford, York and Harrogate. Leeds/Bradford International Airport is within easy travelling distance by car.

PARTICULARS

GROUND FLOOR

LIVING ROOM with front entrance door, meter cupboard and dado rail, fitted gas fire having back boiler for central heating and hot water. Understairs store, television point and telephone point.

KITCHEN with range of fitted base and wall units having laminate work tops, single drainer stainless steel sink unit with Ignis four-ring electric hob, single oven and filter over. Plumbing for washing machine, rear entrance door and breakfast bar.

SHOWER ROOM having part-tiled walls, ceiling mounted electric extractor fan, washbasin and low suite w.c. Tiled shower cubicle with Aqualisa shower fitting.

FIRST FLOOR

LANDING

BEDROOM 1 with fitted wardrobes and cast iron fireplace surround having timber mantel. Television point and recessed shelving.

BEDROOM 2 with access to roof void housing hot water cylinder.

REAR YARD/GARDEN with access to brick built **OUTHOUSE** benefiting from light and power.

GENERAL

SERVICES – All mains services are connected.

TENURE – Freehold.

VACANT POSSESSION – On completion.

COUNCIL TAX – We are informed by Leeds City Council that the property is assessed in Band B.

VIEWING – By appointment with this office on 01937 586177.

DIRECTIONS – From Wetherby proceed south down the A1 taking the exit signposted to Bramham and turning left into Bramham High Street. Pass the garage and the property can be seen in the centre of the village identified by our For Sale board.

TJU/ADT/11733/1/10/1/00

OUTSIDE

FINANCIAL SERVICES

In order to assist our customers, we offer a confidential mortgage advisory service without obligation or charge. Our Consultant is available to see you in any of our offices or in the convenience of your own home. Mortgages are not available to people under the age of 18 and all mortgages are subject to status and valuation. Remember 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.

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AGENTS NOTE

Our description of any appliances and services (including central heating system) should not be taken as any guarantee that these are in working order. These particulars do not constitute an offer or contract of sale, any prospective purchasers should satisfy themselves by inspection of the property. All illustrations are for identification purposes only and are not to scale. Measurements taken in imperial to nearest 3 inches. Metric conversions are approximate.