

HUNTERS

the estate agent



2a Back Street, Bramham, Bramham, LS23

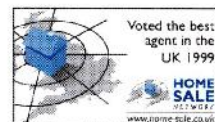
£134,950

THE PROPERTY A uniquely designed four bedroomed detached property with a light stone exterior, built approximately twelve years ago in this extremely sought after West Yorkshire village. The property which has the majority of its living accommodation on the first floor benefits from gas fired central and sealed unit double glazing and has accommodation briefly comprising: reception hall, master bedroom, utility room, shower room and stairs to first floor landing. 20' 'L' shaped lounge/diner with Adam style fireplace, fitted kitchen, three further bedrooms and a three piece house bathroom. Outside there is an open plan driveway to front with single integral garage, stone steps to enclosed rear garden.

THE LOCATION The property is situated just off the main street in this popular West Yorkshire residential village of Bramham. The village provides a range of facilities including shops, schools and public houses with the nearby village of Boston Spa providing a further range of amenities. The property is conveniently situated for Wetherby, Leeds and York and is particularly convenient for access to the A1. The property can be reached by leaving Wetherby via the A1 heading South, take the second exit into Bramham, proceed towards the village centre and take the right hand fork into Back Street and the property is situated immediately on the right hand side identified by a Hunters for sale board.



5a Market Place Wetherby West Yorkshire LS22 6QL Company No 3947557
Tel: 01937 588228 Fax 01937 588766
wetherby@huntersnet.co.uk www.huntersnet.co.uk



ENTRANCE DOOR TO

4.32m(14'2") x 2.77m(9'1")

Reception hall with sealed unit double glazed window to front, two radiators, cloaks cupboard.

MASTER BEDROOM

3.89m(12'9") x 2.95m(9'8")

Sealed unit double glazed window to front, radiator*, telephone point*.

UTILITY ROOM

3.96m(13'0") x 1.68m(5'6")

Sealed unit double glazed window to front, fitted base and wall mounted units, stainless steel sink drainer with mixer taps over, tiled splashbacks and matching preparation surfaces, plumbed for automatic washing machine, combination gas boiler* for central heating and hot water.

SHOWER ROOM

With shower cubicle and electric shower* low flush wc, wash hand basin inset to vanity unit, one full height unit, base cupboards, extractor fan*, radiator*.

STAIRS TO 1ST FLOOR LANDING

Sealed unit double glazed window to front, loft access.

'L' SHAPED LOUNGE DINER

6.15m(20'2") max 12' 7 x 5.87m(19'3") to 11'

Sealed unit double glazed window to front, sealed unit double glazed window to rear and sealed unit double glazed sliding patio doors to rear, tv point*, double and single radiator*, coal effect living flame gas fire* with marble inset and hearth, Adam style surround.

FITTED KITCHEN

3.33m(10'11") x 3.15m(10'4")

Sealed unit double glazed window to rear, fitted base and wall mounted units, gas and electric cooker points*, steel sink drainer with mixer taps over, tiled splashbacks and matching preparation surfaces, telephone point*, radiator*, serving hatch to dining area and door to rear.

BEDROOM 2

3.86m(12'8") x 2.90m(9'6")

Sealed unit double glazed window to rear, radiator*.

BEDROOM 3

3.71m(12'2") x 2.90m(9'6")

Sealed unit double glazed window to front, radiator*.

BEDROOM 4

2.72m(8'11") x 1.85m(6'1")

Sealed unit double glazed window to front, radiator*.

BATHROOM

A three piece suite comprising of panelled bath, low flush wc, pedestal wash hand basin, sealed unit double glazed window to front, mains shower* over bath, radiator*, built in storage cupboard, part tiled.

OUTSIDE



Open plan driveway to front, parking for several cars, integral garage with up and over door, power and light, steps at the side of the property to an enclosed rear gardens with raised lawned area and mature flower beds.

TENURE

Freehold

COUNCIL TAX BAND

Following verbal enquiries with the Council we have been informed that the Council Tax for the above property is in Band E and the amount payable is £978.42

VIEWING

By appointment with Hunters at
5a Market Place, WETHERBY LS22 6LQ
Tel: 01937 588228

OPENING HOURS

Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 3.30 pm
Sunday 11.00 am - 3.00 pm

INTERNET ADDRESS

www.huntersnet.co.uk

SURVEY AND VALUATIONS DEPT

We also offer a range of valuation and survey reports providing prompt, professional and impartial advice to all purchasers. We will be delighted to have an informal discussion with you to explain the scope of each report, our competitive fees and money saving initiatives. For further details contact James Watrus on 01423 536222 or via any of our offices.

Please Note

The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested (*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.