

BRAMHAM VILLAGE

Enjoying a delightful elevated position close to the village square, local amenities and commuting by car to Wetherby, Leeds, Harrogate, York and the A1/M1 trunk road.

A CHARMING STONE BUILT DOUBLE FRONTED DETACHED COTTAGE



With the original cottage reputedly dating from the 17th century, Hillside Cottage sympathetically combines original period features with more modern extensions and refinements to provide a charming character cottage with gas central heating and part double glazing including :- Ground Floor Outbuilt Entrance Porch, Dining Hall, raised Lounge, Sitting Room, Cloakroom/Utility, Breakfast Kitchen. On the first floor, Master Bedroom with direct access to rear sun terrace, three further Bedrooms, Modern House Bathroom, To the Outside, Two garages, additional parking space, delightful "secret" garden to rear. Useful stone built Outhouse/potential studio.

HILLSIDE ALMSHOUSE HILL

PRICE REGION £225,000
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.

GARDENS

Hillside occupies a delightful elevated position with landscaped terraced gardens predominantly to the rear.

The front garden with stone walls and steps leading round to the side and rear gardens which are well laid out with a variety of bushes and shrubs, passing a fern garden to the side, following the stone flagged steps into the "secret" rear garden, having lawns and borders, abundance of bushes and shrubs, sheltered patio area, fruit garden with apple trees and rhubarb, hen run.



STONE BUILT GARDEN STORE

19ft5in x 7ft10in (5.92m x 2.39m) average

With light and power laid on, windows to front and side door, ideal for conversion to studio/office.

The garden is totally private and well screened by stone walling and high established trees forming a delightful back drop.

COUNCIL TAX

Band F (from verbal enquiry).

GENERAL

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

New gas boiler installed by British Gas 11/2/00.

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

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 proceed along the A1 in a south bound direction, taking the Bramham slip road into the village. At the village square turn left and up Almshouse Hill which is between Springfield House and Bay Horse House. The property is located on the right hand side.

THE PROPERTY

A delightful property nestling close to the centre of the village with delightful tree lined backdrop to an enchanting private rear garden. Elevated with views over the village the property originally dating from the 17th Century has subsequently being extended and now combines period features with modern refinements. With gas central heating and double glazing the accommodation in further detail giving approximate room sizes comprises :-

OUTBUILT ENTRANCE PORCH

With panelled and glazed arched entrance door, cloaks hooks and cupboard, mat well, radiator, glazed inner door to :-

DINING HALL

Window to front overlooking village square, double radiator, feature period fireplace, three steps leading up to :-

LOUNGE

16ft5in x 12ft5in (5.00m x 3.78m)

Adam style fireplace with cast inset and Living Flame gas fire, Yorkshire windows to front, two double radiators, ceiling cornice, T.V. aerial point.

SITTING ROOM

13ft0in x 12ft9in (3.96m x 3.89m)

Secondary double glazed windows to two sides, double radiator, attractive fireplace with coal effect gas fire, recessed shelving.

INNER LOBBY

Cloaks cupboard leading to :-

UTILITY/CLOAKS ROOM

Low flush w.c., pedestal wash basin, tiled splashback, plumbed for automatic washing machine, radiator, space for fridge freezer.

DINING KITCHEN

12ft2in x 10ft8in (3.71m x 3.25m)

Tiled floor with range of pine fronted wall and base units including cupboards and drawers, work surfaces, part tiled surrounds, double radiator, walk-in shelved pantry, further built in store cupboard, space for table and chairs, double glazed window to rear.

KITCHEN AREA

7ft6in x 5ft3in (2.29m x 1.60m)

With matching base cupboards, stainless steel sink unit, work surfaces and tiled surrounds, space for cooker and dishwasher, wall cupboard, windows to two sides, radiator, xpelair, fluorescent strip light, rear door leading to garden.

FIRST FLOOR**HALF LANDING**

Window with attractive stained glass feature window of Knaresborough Castle. Loft access, radiator, cloaks cupboard.

BEDROOM ONE

14ft9in x 12ft5in (4.50m x 3.78m)

With secondary glazed window to front, range of fitted wardrobes with louvered doors and cupboards over, matching cupboard, double glazed patio door leading out onto rear veranda and "secret garden", double radiator.

BEDROOM TWO

14ft7in x 9ft7in (4.44m x 2.92m)

Double glazed windows to side and rear elevation, airing cupboard with louvered doors and lagged copper cylinder, further shelved cupboard and wardrobe with hanging rail, radiator.

BEDROOM THREE

10ft0in x 8ft4in (3.05m x 2.54m)

With secondary glazed aspect window to front with views over the village. Radiator.

BEDROOM FOUR

7ft6in x 6ft0in (2.29m x 1.83m)

Plus door recess, secondary glazed window to front, radiator, built in display shelving.

BATHROOM

9ft10in x 5ft0in (3.00m x 1.52m)

With modern white suite from the Heritage range comprising Jacuzzi bath with mixer taps and shower attachment, pedestal wash basin, low flush w.c., part tiled walls, dado rail, double radiator, double glazed window, xpelair, recessed ceiling lighting, tiled floor.

TO THE OUTSIDE**GARAGE ONE**

15ft9in x 10ft8in (4.80m x 3.25m) average

Timber doors.

INTEGRAL GARAGE TWO

15ft0in x 8ft0in (4.57m x 2.44m)

With 4'6 recess, timber doors, gas and electric meters, light and power laid on, useful secure store, newly installed Potterton gas fired central heating boiler with five year service contract.