

BRAMHAM WETHERBY

Enjoying a delightful location within this popular village well placed for access to the A1 and commuting to Leeds, York, Harrogate and Wetherby where excellent local amenities are available.

AN INDIVIDUAL STONE BUILT DETACHED BUNGALOW



Affording well planned and spaciouly proportioned accommodation, well maintained and decorated with the benefit of double glazed windows and gas central heating briefly comprising :- Covered Entrance Porch, Reception Hall, Lounge, Dining Room, Breakfast Kitchen, Bedroom One with En-Suite Bathroom, Two further Bedrooms and House Shower Room. To the outside, attached double Garage, delightful established gardens bounded by the village stream. INTERNAL INSPECTION HIGHLY RECOMMENDED.

BECKSIDE NEW ROAD

REGION £195,000
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.

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

Entering Bramham from the A1 proceeding towards the centre of the village turn left into Clifford Road before the garage and right into New Road. Becksde is identified on the right hand side by a Renton & Parr for sale board.

ACCOMMODATION

A deceptively spacious property appointed to a high standard with gas central heating and double glazing the accommodation in further detail giving approximate room sizes comprises :-

COVERED ENTRANCE PORCH

Leading to :-

RECEPTION HALL

Glazed entrance door, double radiator, ceiling cornice, two wall light points, telephone point, large loft access, airing cupboard housing pre-lagged tank, immersion heater, double doors with bevelled edge glass inserts and two steps down into :-

LOUNGE

18ft9in x 13ft0in (5.71m x 3.96m)

Plus 7ft3in (2.21m) recess. Double glazed windows to front and side elevations, feature dress stone fireplace and hearth with coal effect gas fire, ceiling cornice and rose, recessed ceiling lighting, picture wall light point, T.V. point, double radiator, part glazed double doors leading into :-



DINING ROOM

11ft5in x 10ft9in (3.48m x 3.28m)

Double glazed windows to rear and side elevation, double radiator, ceiling cornice, recessed ceiling lighting, serving hatch from kitchen.

BREAKFAST KITCHEN

17ft3in x 10ft6in (5.26m x 3.20m)

All fitted with range of matching wall and base unit including cupboards and drawers, work surfaces with tiled surrounds, inset one and a half bowl sink unit with mixer taps, built in AEG double oven, four ring hob with hood above, built in fridge and freezer, washer and dryer included, double glazed window to rear, separate patio door to garden, double radiator, four recessed ceiling spotlights.

BEDROOM ONE

15ft8in x 11ft6in (4.78m x 3.51m) overall

Including range of double wardrobes with cupboards above and central dressing table with knee-hole, double glazed windows to side and rear elevation, radiator.

EN-SUITE BATHROOM

Tiled walls with coloured suite comprising panelled bath, mixer taps and shower attachment, bidet, low flush w.c., his & her vanity wash basin in tiled surround, cupboard beneath, double radiator, linolite shaver point.

BEDROOM TWO

12ft8in x 11ft6in (3.86m x 3.51m)

Double glazed window to side, radiator, ceiling cornice and rose.

BEDROOM THREE

10ft5in x 9ft4in (3.17m x 2.84m)

Double glazed window to front, radiator, T.V. point.

HOUSE SHOWER ROOM

Refitted with modern suite from the Heritage range including tiled shower cubicle, low flush w.c., wash hand basin with oak cupboards. Dado rail, enriched ceiling cornice, heated towel rail, recessed ceiling lighting, window.

TO THE OUTSIDE

Tarmac driveway with parking space gives access to :-

ATTACHED DOUBLE GARAGE

19ft3in x 18ft0in (5.87m x 5.49m)

Electronically operated up and over door, light and power laid on, window, fitted cupboard, central heating boiler.

GARDENS

Delightful landscaped garden principally to two sides but screened by conifer hedging and sycamore trees with the village beck to the western boundary and low stone wall to the front comprising lawns, flower borders, raised patio area, outside water tap, fruit tree. Enclosed area to the rear of the property with separate handgate access onto New Road.

COUNCIL TAX

Band F (from verbal enquiry)

N.B.

Water meter installed.

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:-

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