

**FOR SALE BY PRIVATE TREATY**

Occupying a delightful well established position in a quiet street of predominantly period properties in the centre of this popular village



**THE COTTAGE  
LOW WAY  
BRAMHAM**

**£68,950**

**A CHARMING AND TASTEFULLY MODERNISED STONE BUILT SEMI-DETACHED PERIOD COTTAGE INCORPORATING A WEALTH OF CHARACTER FEATURES.**

**\*Gas Fired Central Heating \* Attractive Sitting Room with cast iron stove and exposed beams \*  
Light Oak fitted Kitchen with split level cooker \* Double Bedroom with period fireplace \*  
Bathroom & WC \* Small Private and enclosed rear courtyard with patio and garden shed \***

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.

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## **THE COTTAGE, LOW WAY, BRAMHAM**

The Cottage has pleasing random stone elevations surmounted by a pan tiled roof and offers the following accommodation:-

### **GROUND FLOOR**

Panelled front door to:-

**LIVING ROOM (12'5" x 10'5" /3.78m x 3.17m )** overall and including feature stone fireplace and full height chimney piece with exposed beam, cast iron period style stove providing central heating and domestic hot water, built in stripped pine storage cupboards, TV aerial point, telephone point, two wall light points, picture light point, radiator, exposed ceiling beams and stripped pine internal door leading to:-

**FITTED KITCHEN (11' x 6' /3.35m x 1.83m )** with a range of light oak fronted units and comprising enamel sink with brass taps and wooden drainer, tiled preparation surfaces with cupboards and drawers below, range of matching wall cupboards with concealed lighting, Neff built in oven and four ring gas hob, concealed cooker hood, tiled splash backs, integrated fridge, plumbing for washing machine, quarry tiled floor, recessed ceiling spot lights, exposed beams, fold away breakfast bar, radiator, panelled and glazed door opening into the rear courtyard.

### **FIRST FLOOR**

**LANDING** with stripped pine doors to both bedroom and bathroom.

**DOUBLE BEDROOM (12'3" x 10'10" /3.73m x 3.30m )** overall with fireplace surround and cast iron basket grate, polished and stripped wood floor, pine skirting boards, telephone point, radiator, built in wardrobe.

**BATHROOM** with white suite, brass fittings and comprising panelled bath with mixer taps and hand shower, pedestal wash basin, tiled splash backs, low suite WC, radiator, airing cupboard with lagged cylinder and immersion heater.

### **OUTSIDE**

Hand gate and pathway leads down the side of the cottage into a private and enclosed walled rear courtyard with raised flower boarder and paved patio area, timber garden shed.

**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.

## *Property particulars*

**THE COTTAGE, LOW WAY, BRAMHAM**

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

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

**DIRECTIONS** Travelling south on the A1 from Wetherby after approximately 3 miles bear left into Bramham, continue to the centre of the village and turn left into The Square and then left again into Low Way. The Cottage is then approximately 200 yards on the left hand side.

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