

HUNTERS

the estate agent



The Bungalow, Fine Garth Close, Bramham, , LS23 6QR

£139,950

THE PROPERTY

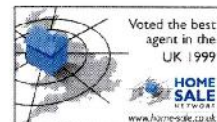
A very nicely presented 3 bedroomed detached 'true' bungalow, set in mature gardens in this picturesque West Yorkshire village. The property has a part stone exterior and benefits from Economy 7 heating* and UPVC double glazing and has accommodation briefly comprising, Rain Porch, Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms, Bathroom with 3 piece suite and electric shower over bath. Gardens to the front and rear, and a driveway to a detached garage.

THE LOCATION

The property is situated near the centre of this popular residential village of Bramham, providing facilities including primary school, shop, post office and public houses, and also gives superb access to the A1 and from there to Wetherby, Tadcaster, York and Leeds and the newly opened M1 link road which offers access to further regional road networks. Leaving Wetherby, head South along the A1, take the sign post exit to Bramham and at the junction of the slip road, take the left hand turning into Bramham. Proceed towards the centre, turn left at the war memorial into Low Way. On reaching the junction, turn left into Back Lane, left again into Fine Garth and the property is located on the left hand side.



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RAIN PORCH

Quarry tiled floor.

ENTRANCE DOOR

UPVC double glazing and UPVC double glazed side panels.

ENTRANCE HALL

With telephone point, loft access.

LOUNGE

5.51m(18'1") x 3.66m(12'0")



UPVC double glazed window to front, UPVC double glazed window to side, TV point, open fire with stone surround and tiled hearth, wall mounted Economy 7 night storage heater*, door to:

KITCHEN/DINER

3.05m(10'0") x 3.05m(10'0")



Fitted base and wall mounted units in white, plumbed for automatic washing machine, UPVC double glazed to rear, integral electric oven* and hob*, extractor fan hood*, stainless steel sink drainer with mixer taps over, tiled splashbacks and matching preparation surfaces, door to rear.

BEDROOM 1

3.66m(12'0") x 3.81m(12'6")

UPVC double glazed window to front, fitted wardrobes, Economy 7 night storage heater*.

BEDROOM 2

3.63m(11'11") x 3.05m(10'0")

UPVC double glazed window to rear, Economy 7 night storage heater*.

BEDROOM 3

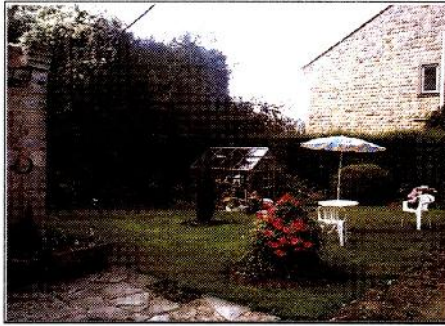
2.08m(6'10") x 1.91m(6'3")

UPVC double glazed window to rear.

BATHROOM

Three piece suite comprising panelled bath, low flush wc, pedestal wash hand basin, electric shower* over bath, UPVC double glazed window to rear, part tiled, built in airing cupboard housing hot water tank.

OUTSIDE



To the front are established flower borders, gravelled parking area for several cars, driveway to detached single garage, power and light, up and over door, enclosed lawned gardens to rear with established flower beds and greenhouse.

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 2 and the amount payable is £

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 VALUATION

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.