

# HUNTERS

the estate agent



**26, Aberford Road, Bramham, LS23 6QN**

**£124,500**

**THE PROPERTY** A superbly presented three bedroomed end town house in this sought after residential village. The property is of stone construction and benefits from sealed unit double glazing and gas fired central heating and has accommodation briefly comprising: entrance porch, cloaks/wc, lounge with open fire, separate dining room and attractively fitted kitchen with integral appliances. To the first floor there is a master bedroom with fitted furniture, two further bedrooms and a three piece family bathroom. To the exterior there are gardens to front, rear and side and a driveway leads to single garage.

**THE LOCATION** The property is superbly positioned opposite open countryside in this sought after village of Bramham. The attractive village of Bramham has facilities including primary school, shop/post office and public houses and provides easy access to the A1/M1 link and in turn to Wetherby, Tadcaster, York and Leeds. The property can be reached by leaving Wetherby heading south along the A1 taking the signed exit to Bramham. At the junction go straight ahead taking the last turning on the left before the A1 into Aberford Road, the property is situated well down on the left hand side identified by Hunters for sale board.



5a Market Place, Wetherby, LS22 6LQ Tel: 01937 588 228

These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.



**GLAZED DOOR TO ENT PORCH**

Radiator\*, telephone point\*, sealed unit double glazed window to front.

**CLOAKS/WC**

A white suite comprising low flush wc, wall mounted wash hand basin, tiled splashbacks, recessed lighting, opaque sealed unit double glazed window to front.

**LOUNGE**

4.29m(14'1") x 3.99m(13'1")



Open fire with back boiler\* and solid oak surround with marble inset and hearth, television aerial\*, 2 radiators\* ceiling coving, understairs storage cupboard housing gas boiler\* supplying all domestic heating and hot water requirements, stairs to first floor and double doors to ...

**DINING ROOM**

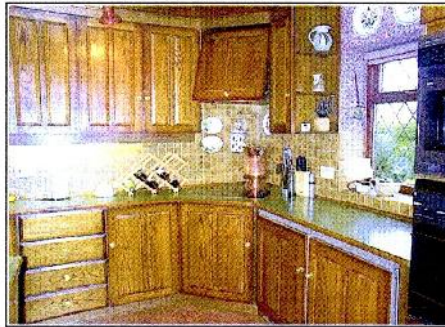
3.56m(11'8") x 3.02m(9'11")



Ceiling coving, dado rail, radiator\*, sealed unit double glazed sliding patio doors leading to garden.

**KITCHEN**

3.81m(12'6") x 2.74m(9'0")



A range of attractively fitted base and wall mounted units incorporating a 2.5 bowl sink with single drainer and mixer tap over, integral fridge and freezer, four ring ceramic hob\* with extractor fan over\*, single oven and built in microwave\*, tiled splashbacks and matching preparation surfaces, plumbing for automatic washing machine, wall mounted gas heater\*, sealed unit double glazed door and window to rear and side.

**HALF LANDING**

Sealed unit double glazed window to side.

**FIRST FLOOR LANDING**

Access to loft, recessed lighting, airing cupboard housing jacketed hot water tank and immersion heater\*.

**BEDROOM 1**

4.06m(13'4") x 3.10m(10'2")

Attractively fitted bedroom furniture, ceiling coving, radiator\* telephone point\*, sealed unit double glazed window to front.

**BEDROOM 2**

3.61m(11'10") x 3.12m(10'3")

Ceiling coving, dado rail, telephone point\*, radiator\*, sealed unit double glazed window to rear.

**BEDROOM 3**

3.94m(12'11") x 2.67m(8'9")

A range of fitted base units with matching preparation surface with recessed lighting, telephone point\*, TV ariel\*, radiator\*, sealed unit double glazed window to rear.

**OUTSIDE**

To the front of the property there is an enclosed garden with beds and borders and conifers to perimeter. There is a further well maintained lawned garden to the side and a forecourted garden to the rear with ornamental pond, greenhouse, paved patio area with beds and borders and hedge to perimeter with car parking space. A driveway leads to a single garage with up and over doors and power and light laid on.

**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 D 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](http://www.huntersnet.co.uk)**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.