

HUNTERS

the estate agent



6, Milnthorpe Close, Bramham, LS23 6TG

£72,250

THE PROPERTY A light stone facia two bedroomed town house enjoying a good position in the centre of the village, the property is presented to a high standard throughout and benefits from gas central heating, sealed unit double glazing and a ten year NHBC guarantee for 1993. The accommodation briefly comprises of; entrance hall, cloaks/wc, fitted kitchen with limed oak units, lounge with sliding patio doors to rear garden, open ballustrade staircase to galleried landing, two first floor double bedrooms and bathroom. Outside are gardens to front and rear and allocated parking for two cars.

THE LOCATION The property is situated just off the main street in this popular West Yorkshire residential village of Bramham, the village provides a range of amenities including shops, schools and public houses with the nearby village of Boston Spa providing a further range of amenities. The property is conveniently situated for Wetherby, Leeds and York and is particularly convenient for access to the A1. The property can be reached by leaving Wetherby via the A1 heading South and taking the second exit into Bramham, proceed towards the village centre and number 6 Milnthorpe Close is situated on the right hand side identified by a 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



ENT DOOR TO ENTRANCE HALL

Radiator*.

CLOAKS/WC

Low flush wc, sealed unit double glazed window to front, pedestal wash hand basin, dado rail.

FITTED KITCHEN

2.87m(9'5") x 1.96m(6'5")



Sealed unit double glazed window to front, gas boiler* for central heating and hot water, fitted base and wall mounted units with Limed Oak finish, plumbed for automatic washing machine, electric oven* with extractor fan hood*, 1.5 bowl sink with drainer and mixer taps over, ceramic tiled splashback and matching preparation surfaces.

LOUNGE

4.39m(14'5") x 3.91m(12'10")



Sealed unit double glazed sliding patio doors to rear, tv point*, television point*, two radiators*, understairs storage cupboard.

OPEN BALLUSTRADE STAIRCASE

To galleried landing with loft access and radiator*.

BEDROOM 1

3.89m(12'9") max to 8' 11 x 3.12m(10'3")

Sealed unit double glazed window to rear, radiator*, tv point*, built in airing cupboard.

BEDROOM 2

3.89m(12'9") x 2.16m(7'1")

Sealed unit double glazed window to front, telephone point*, radiator*.

BATHROOM

A three piece suite comprising; panelled bath, low flush wc, pedestal wash hand basin, mains shower* over bath, radiator*, part tiled extractor fan*, dado rail and shaving point*.

OUTSIDE

There is a small garden to the front and to the rear is an enclosed garden predominantly laid to lawn with flagged patio area, timber fence to perimeter, pedestrian access to rear where there is allocated parking for two cars.

TENURE

Freehold.

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

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.
