

**A SURPRISINGLY SPACIOUS STONE BUILT
FAMILY HOME REVEALING WELL PRESENTED
ACCOMMODATION IN AN ATTRACTIVE
CUL-DE-SAC DEVELOPMENT ON THE EDGE OF
THIS SOUGHT AFTER AND CONVENIENTLY
PLACED VILLAGE**



**11 MILNTHORPE CLOSE
BRAMHAM**

PRICE: £139,950

**BEADNALL
&
COPLEY**

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ESTATE AGENTS · SURVEYORS · AUCTIONEERS · VALUERS

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PARTICULARS OF SALE

11 MILNTHORPE CLOSE BRAMHAM

A generously proportioned modern family home warranting early internal viewing to appreciate the size of accommodation offered.

The property forms part of an attractive cul-de-sac development on the edge of this conveniently located development and benefits from an enclosed good sized lawned rear garden.

With sealed unit double glazing and gas central heating, the surprisingly spacious property briefly comprises: Covered entrance porch, reception hall, cloakroom with w.c., lounge, dining room and large fitted breakfast kitchen with integrated appliances and dining area. Master bedroom with en suite shower room, three further good sized bedrooms and house bathroom. Garage.

Bramham is conveniently located close to the A1 and newly extended M1 ensuring an ease of access into Leeds city centre. The village provides an ideal base and is supported with the usual local amenities of general store/sub post office, school and public houses. The nearby market town of Wetherby provides a wider choice of shopping and leisure amenities.

The accommodation comprises in greater detail:

ON THE GROUND FLOOR

Covered Entrance Porch

Reception Hall

With central heating radiator, ceiling cornice and understairs storage cupboard.

Cloakroom

With white suite and brass coloured taps comprising wash hand basin with ceramic tiled splashback and low suite w.c. Dado rail, central heating radiator and sealed unit double glazed window.

Lounge

17'6" into the bay x 11'10". With single and double central heating radiators, sealed unit double glazed bay window to the front, t.v. point, two wall light points, ceiling cornice and feature Adam style carved fireplace surround with marble interior and living flame gas fire. Double doors into the:

Dining Room

12' x 9'2". With sealed unit double glazed patio door to the private rear garden, ceiling cornice and central heating radiator.

Large Breakfast Kitchen with Dining Area

14'9" x 12'3". With two sealed unit double glazed windows, central heating radiator, gas central heating boiler and personal rear access door to the garden. Plumbing for automatic washing machine, moulded one and a quarter sink unit, oak base cupboards and drawers with work surfaces and ceramic tiled splashbacks, wine rack, fitted wall cupboards, glazed wall display cabinets, open display shelves, four ring gas hob unit, electric integrated oven and canopy with cooker hood.

ON THE FIRST FLOOR

Landing

With access to the loft and central heating radiator.

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| Bedroom One | 10'10" x 11'4". With double central heating radiator, sealed unit double glazed window and telephone point. |
| En Suite Shower Room | With white suite and brass coloured taps comprising tiled shower cubicle, pedestal wash hand basin, low suite w.c., partly tiled walls, central heating radiator, dado rail, sealed unit double glazed window, shaver socket and extractor fan. |
| Bedroom Two | 11'3" x 10'7". With sealed unit double glazed window and double central heating radiator. |
| Bedroom Three | 11'3" x 10'3". With double central heating radiator and sealed unit double glazed window. |
| Bedroom Four | 10'4" x 7'. With sealed unit double glazed window and central heating radiator. |
| House Bathroom | With white suite and brass coloured taps comprising moulded panelled bath with Victorian style mixer tap incorporating hand held shower, low suite w.c. and pedestal wash hand basin. Sealed unit double glazed window, half tiling to part, dado rail and extractor fan. |
| OUTSIDE | <p>Attached Single Garage with personal rear access door.</p> <p>To the rear of the property there is a private and enclosed lawned rear garden with well stocked borders and patio.</p> <p>To the front of the property driveway parking, lawned garden and established hedging together with stone boundary wall.</p> |
| Services | All mains services are connected to the property. |
| Tenure | Freehold. |
| Viewing Arrangements | Prospective purchasers are requested to contact the agent, Beadnall Copley, on Wetherby (01937) 580850, to arrange a suitable time to view. |

Independent Survey Advice

The only way to reach an informed decision on an investment as important as a house purchase is to have the property professionally surveyed. We are able to offer our own in-house Survey Department under the personal supervision of David Copley BSc (Hons) ARICS. So once you have agreed to purchase a property you can lessen the risk by seeking advice from DAVID COPLEY.

Free Independent Mortgage Advice

To make sure you receive truly independent mortgage and financial advice which could save you both time and money we are associated with Lawrence Scoffield & Co Ltd, one of the leading independent financial and insurance broking groups in the area, who can search the whole of the market for a product ideally suited to your personal circumstances – written quotations are also available on request. To take advantage of this service contact either of our offices on Harrogate (01423) 503500 or Wetherby (01937) 580850.

Your home is at risk if you do not keep up payments on a mortgage or other loan secured on it
W1384



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