

EXECUTIVE HOME

16 Milnthorpe Way,  
Bramham, West Yorkshire, LS23 6TQ



A stylishly appointed, modern detached property providing spacious family accommodation and being situated in this popular, conveniently located village.

Price : £179,950



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43 Market Place, Wetherby, LS22 6LN Telephone (01937) 583535

A modern, stone built, family style detached house forming part of this successful development by Redrow Homes, enjoying a village location convenient for the A1 and surrounding local business centres. Enjoying a pleasant cul-de-sac position commanding views over the village, this impressive detached house briefly comprises: gas fired central heating system, double glazed windows, security system, Entrance Hall, Cloakroom/W.C., Lounge with veranda, separate Dining Room, Conservatory to rear, fitted Kitchen, Utility Room, Bedroom 1 with En Suite, 3 further Bedrooms, House Bathroom, Integral Double Garage. Landscaped gardens to side and rear. Lovely views over the village to the front.

#### Location

The village of Bramham is situated approximately 4 miles South of Wetherby, and is well located for access to the A1. Local amenities include Village Store/Post Office, Medical Centre, Church, Public Houses and public transport facilities

#### Directions

From the A1 South bound, take the Bramham slip road. On entering the village, turn 2<sup>nd</sup> right into Milnthorpe Close. Take the 1<sup>st</sup> left into Milnthorpe Way and carry on to the head of the cul-de-sac.

#### ACCOMMODATION -

All measurements are approximate

#### GROUND FLOOR

##### Entrance Hall

Panelled entrance door. Double radiator. Ceiling cornice. Staircase to first floor.

##### Cloakroom

White suite comprising low flush w.c., fluted pedestal wash hand basin with tiled splashbacks. Radiator. Dado rail. Ceiling cornice. Double glazed window to front.

##### Lounge

17'2 x 12'2 (5.21m x 3.69m). Double glazed patio window to veranda with railings and views towards the village. Decorative fire surround with marble type insert and hearth with gas fire(\*). Ceiling cornice. 2 radiators. Double doors leading to:-



Lounge

##### Dining Room

10'0 x 9'10 (3.05m x 3.02m). Radiator. Ceiling cornice. Double glazed patio doors to:-



Dining Room

##### Conservatory

11'0 x 10'3 (3.35m x 3.12m). Tiled floor. Double glazed windows to 3 sides with double doors to patio and terraced landscaped garden. 2 wall light points.

##### Kitchen

12'4 x 10'2 (3.75m x 3.08m). A range of wood fronted wall and base units including cupboards and drawers, display cabinets, corner display shelving, work surfaces with tiled surrounds, inset 1½ bowl sink unit with mixer taps. Plumbed for dishwasher. Built-in Neff oven(\*) and hob(\*) with hood over(\*). Double glazed windows to rear. Double radiator.

##### Utility Room

9'6 x 5'6 (2.89m x 1.68m). Matching units to the Kitchen, work surfaces and tiled splashbacks, inset sink unit. Plumbed for washer. Radiator. Wall mounted gas fired central heating boiler(\*). Door to rear.

#### FIRST FLOOR

##### Landing

Loft access. Airing cupboard housing insulated tank.

##### Bedroom 1

13'0 x 11'6 (3.96m x 3.51m). Double glazed windows to front with elevated views over the village. Double radiator. Ceiling cornice.

##### En Suite Shower Room

White suite comprising tiled shower cubicle, fluted pedestal wash basin with tiled splashback, low flush w.c. Radiator. Ceiling cornice. Extractor fan(\*).

##### Bedroom 2

11'2 x 9'9 (3.38m x 2.97m) plus door recess. Double glazed window to rear overlooking landscaped gardens. Double radiator.

### Bedroom 3

11'7 x 9'9 (3.52m x 2.97m). Double glazed window to rear. Double radiator.

### Bedroom 4

8'8 x 6'10 (2.62m x 2.01m) plus door recess. With double glazed window to front. Radiator.

### Bathroom

Part tiled walls with white suite comprising panelled bath with mixer taps and shower attachment, low flush w.c. and pedestal wash hand basin. Radiator. Extractor fan(\*). Double glazed window to rear.

### OUTSIDE

Sweeping tarmacadam driveway giving access to:-

### Double Garage

17'11 x 16'3 maximum (5.46m x 4.95m). Twin up and over doors, light and power laid on.

### Gardens

Lawned to the front with flower border to driveway. Side gate to landscaped rear garden being terraced with stone wall features and gravel path, rockery and herbaceous borders, patio area, outside water tap.



View from Front

### GENERAL REMARKS

#### Tenure

We are advised that the tenure of this property is Freehold.

#### Possession

Vacant possession will be given on completion.

#### Local Authority

Leeds City Council.

#### Fixtures and Fittings

Items described in these particulars are included in the sale. All other items are excluded.

### Brochure Details

This brochure including photography was prepared by Halifax Property Services in accordance with the seller's instruction of

### Services and Appliances

The owner/occupier informed us that any services/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.

### Free Valuations

**The biggest name in property gives you the best chance of finding a buyer....** so take your first step to selling and arrange for our valuer to call!

### Moving Home - what are all the costs?

It's important you know all the costs involved in your move and not just the mortgage repayments.

That's why we offer a unique Budgeting Advice service to all our customers right from the start.

Ask at any branch for an appointment - we're here to help.

### Thinking of Selling?

If you wish to sell, let us know as soon as possible. We may already have a buyer waiting for your home. Simply ask for a Free Valuation - we'll do the rest.

Budgeting correctly and choosing a mortgage for your move is vital. Not all mortgages are the same, we can advise on a range of Halifax mortgage options. Simply ring and ask to speak to our Mortgage Adviser.

The Halifax complies with the Mortgage Code and can offer all three levels of service set out in the Code in helping you to choose a mortgage. Details are contained within the Mortgage Code, which is available on request.

All loans must be secured on a mortgage on your property. Written quotations are available on request from your local Halifax Property Services branch. All loans are subject to a satisfactory appraisal of status and financial standing and are only available to persons aged 18 or over.

**Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**

### Viewing

Via Halifax Property Services,  
43 Market Place, Wetherby, LS22 6LN  
Telephone (01937) 583535

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Ref: WETH: 3529

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