

Property particulars

FOR SALE BY PRIVATE TREATY



**5 CROPSTONES
BRAMHAM**

£239,950

DTZ Debenham Tie Leung 25 Market Place Wetherby LS22 6LQ England
Telephone +44 (0)1937 583987 Fax +44 (0)1937 587639 Website www.dtz.com

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5 CROPSTONES, BRAMHAM

Occupying a delightful well established location at the head of a short cul-de-sac on the edge of this popular and conveniently located village with open country-side close by.

A TASTEFULLY EXTENDED AND SIGNIFICANTLY IMPROVED STONE BUILT DETACHED FAMILY RESIDENCE TOGETHER WITH A TWO STOREY STONE BUILT PERIOD BARN SUITABLE FOR A VARIETY OF USES WITHIN LARGE PRIVATE AND WELL TENDED GARDENS

Gas Central Heating * Secondary Double Glazing * Security Alarm System * Entrance vestibule
* Cloakroom & WC * Reception Hall * Lounge * Separate Dining Room * Study * Breakfast
Room * Lined Oaked Fitted Kitchen with a split level cooker * Large Master Bedroom with
fitted wardrobes and En-Suite Shower Room * Three Further Bedrooms two with fitted
wardrobes * House Bathroom * Double Garage * Large enclosed gardens enjoying a high degree
of privacy to the rear with feature stone period two storey barn offering scope to provide
workspace at home or conversion into a self contained annexe if required subject to approval. *

AN INTERNAL INSPECTION IS ESSENTIAL TO FULLY APPRECIATE THIS EXCEPTIONAL PROPERTY

Bramham itself is a pleasant and conveniently located village approximately 3 miles (4.8 km) to the south of Wetherby. The area is well served by a variety of shops, schools and recreational facilities and there is good road access to principal Yorkshire centres including those of Leeds, Harrogate and York. The village is also by-passed by the A1 which together with the new A1/M1 link road is ideal for travel further afield.

The property has pleasing stone elevations surmounted by a pantiled roof and offers the following accommodation.

GROUND FLOOR

Panelled and double glazed front door leading to:-

ENTRANCE VESTIBULE with a well matt, side window, fitted window seat, dado rail, ceiling cornice, archway to reception hall with Pergo beech floor.

CLOAKROOM with wash hand basin, low suite WC, dado rail, radiator, ceiling cornice, downlighter, secondary double glazing and Pergo beech floor.

RECEPTION HALL with radiator, Pergo beech floor, ceiling cornice, radiator, staircase to first floor, glazed double doors opening into the study and stripped pine internal doors to all other rooms.

LOUNGE (19'9" x 11'7" /6.02m x 3.53m) with feature pine fireplace surround, arched period style interior with open grate, tiled hearth, dado rail, Pergo beech flooring, ceiling cornice, TV aerial point, telephone point, secondary double glazing window overlooking the front garden, glazed double doors leading to:-

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SEPARATE DINING ROOM (11'2" x 11'10" /3.40m x 3.61m) with vaulted ceiling, radiator, TV aerial point, side window and double French doors opening into the private rear garden.

STUDY (6'9" x 9'9" /2.06m x 2.97m) with radiator, dado rail, secondary double glazing and ceiling cornice.

BREAKFAST ROOM (12'10" x 7'5" /3.91m x 2.26m) with double glazed windows on two sides, French door opening into the private rear garden, two velux roof lights, radiator, TV aerial point and arch way leading to:-

LIMED OAK FITTED KITCHEN (10'3" x 8'2" /3.12m x 2.49m) with a good range of units comprising inset 1½ bowl sink with brass mixer taps, preparation surfaces with cupboards and drawer below, matching wall cupboards, shelving, Hotpoint built in oven, four ring gas hob and cooker hood, tiled splash backs, ceiling cornice, recessed ceiling spot lights, plumbing for washing machine, space for fridge, built in pantry cupboard with fitted shelves and louvered doors, utility recess with louvered doors, housing for tumble drier and plumbing for washing machine.

FIRST FLOOR

LANDING with dado rail, ceiling cornice, stripped pine internal doors to all rooms, airing cupboard with lagged cylinder and immersion heater, built in double wardrobes with cupboards over. Access to a part boarded roof space.

MASTER BEDROOM (16' x 12'11" /4.88m x 3.94) overall including a range of fitted wardrobes with cupboards over, matching dressing table, ceiling cornice, TV aerial point, telephone point, two wall light points, two windows overlooking the front garden with secondary double glazing, stripped pine door leading to :-

EN-SUITE SHOWER ROOM being half tiled with white suite comprising corner cubicle with Pharo multi-directional shower, vanity wash basin with cupboards below, matching medicine cupboards, linen cupboard and drawers, low suite WC combined heated towel rail and radiator, extractor fan, ceiling cornice and recess ceiling spot lights.

BEDROOM TWO (10'x 9'11" /3.05m x 3.02) including fitted wardrobes with cupboards over, full width dressing table, book shelving, ceiling cornice, radiator, window overlooking the front garden with secondary double glazing.

BEDROOM THREE (10'8" x 8'8" /3.25m x 2.64m) with ceiling cornice, radiator and window overlooking the front garden with secondary double glazing.

BEDROOM FOUR (11'6" x 9'10" /3.51m x 3.00m) including fitted wardrobes with full height sliding mirrored doors, radiator, ceiling cornice, window overlooking the rear garden with secondary double glazing.

HALF TILED HOUSE BATHROOM with white suite, brass fitting and comprising enclosed bath with limed oak side panel, mixer taps and hand shower, pedestal wash basin, low suite WC, ceiling cornice, radiator, secondary double glazing.

OUTSIDE

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Sweeping gravelled driveway provides ample parking for several cars and in turn gives access to:-

DOUBLE GARAGE with up and over doors, electric light power and water installed, gas fired central heating boiler, personal door opening into the rear garden.

Large principally lawned front garden with mature trees, flower beds, wide paved paths lead down the side of the property through a timber hand gate into a private part walled rear garden with shaped lawn, well stocked flower beds and borders with a wealth of mature trees and specimen shrubs, paved patio area, separate paved sun terrace, external flood lighting.

DETACHED STONE BUILT TWO STOREY PERIOD BARN with pantiled roof and double entrance doors opening into the ground floor and three windows overlooking the rear garden. External timber staircase gives access to the first floor with exposed beams and ceiling trusses, two windows overlooking the rear garden.

The barn has recently undergone some modernisation and is suitable for a variety of uses including, workspace at home or for conversion into a self contained annexe for teenager or dependant relative if required subject to obtaining the necessary planning approval.

SERVICES All main services available. Telephone at present connected.

"None of the services referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries".

TENURE Freehold. Vacant possession on completion.

VIEWING By appointment through the selling agents DTZ Residential Limited, Wetherby. Telephone (01937) 583987.

DIRECTIONS Travelling south from Wetherby along the A1 after approximately three miles bear left into Bramham village. Continue to the centre of the village and turn left into The Square and up Town Hill and into High Street. At the T Junction turn right into Aberford Road, First Right into Folly Lane and Cropstones is then the first turning on the right.

SDW/AJKW10651



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