

HUNTERS

the estate agent



7 Lyndon Way, Bramham, West Yorkshire, LS23 6SP

£124,500

THE PROPERTY

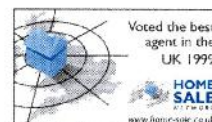
A three bedroomed detached property with Bradstone exterior set in a prominent position in this quiet cul-de-sac location. The property makes up part of an attractive development to the north side of the sought after residential village of Bramham. Benefiting from gas fired central heating and sealed unit double glazing the property has accommodation briefly comprising; entrance hall, cloaks/wc, lounge with bay window to front, dining room with sliding patio doors to rear, fitted kitchen with integral appliances, stairs to first floor landing. Three first floor bedrooms, master with en-suite shower room, three piece house bathroom, gardens to front, side and rear and driveway to a single garage.

THE LOCATION

The property enjoys an end of cul-de-sac location in the heart of this sought after village of Bramham which provides a range of amenities including shops, schools and public houses. The nearby village of Boston Spa provides a further range of amenities and the property is conveniently situated for travel to Wetherby, Leeds and York and is particularly convenient for access to the A1M link road. The property can be reached by leaving Wetherby via the A1 heading south and taking the first exit to Bramham, proceed towards the village and take the first left turning into Lyndon Avenue, left into Lyndon Road and take the first right into Lyndon Way and the property is situated at the end of the cul-de-sac.



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HARDWOOD ENT DOOR TO .. Entrance hall, sealed unit double glazed window to front, telephone point*, double radiator*, stairs to first floor.

CLOAKS/WC Sealed unit double glazed window to front, low flush wc, wall mounted wash hand basin, extractor fan*.

LOUNGE 4.93m(16'2") into bay x 3.30m(10'10")



Sealed unit double glazed bay window to front, two radiators*, wall mounted gas fire*, tv point*, archway to

DINING ROOM 2.46m(8'1") x 3.33m(10'11")
Sealed unit double glazed sliding patio doors to rear, double radiator*.

FITTED KITCHEN 4.57m(15'0") max to 13' x 2.72m(8'11")



Sealed unit double glazed window to rear, fitted base and wall mounted units, plumbed for automatic washing machine, integral double oven and hob*, gas boiler* for domestic hot water and central heating, 1.5 bowl sink and drainer with mixer taps over, tiled splashbacks and matching preparation surfaces, sealed unit double glazed door to side.

STAIRS TO 1ST FLOOR LANDING Loft access.

BEDROOM 1 3.68m(12'1") x 3.35m(11'0")
Sealed unit double glazed window to front, radiator*.

EN-SUITE SHOWER ROOM Sealed unit double glazed window to front, shower cubicle, bidet, pedestal wash hand basin, low flush wc, built in airing cupboard, fully tiled, double radiator*.

BEDROOM 2 3.35m(11'0") x 3.02m(9'11")
Sealed unit double glazed window to rear, radiator*.

BEDROOM 3 2.74m(9'0") x 2.13m(7'0")
Sealed unit double glazed window to rear, radiator*.

HOUSE BATHROOM

Three piece suite comprising; panelled bath, low flush wc, pedestal wash hand basin, radiator*, sealed unit double glazed window to side, shaving point*, fully tiled.

OUTSIDE

Open plan lawned gardens to front and side, driveway to garage in block of three, up and over door and window to side. To the rear are further lawned gardens and established borders with a number of mature trees and shrubs.

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 ? 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

SURVEY AND VALUATION

We also offer a range of valuation and survey reports providing prompt, professional and impartial advice to all purchasers. We will be delighted to have an informal discussion with you to explain the scope of each report, our competitive fees and money saving initiatives. For further details contact James Watrus on 01423 536222 or via any of our offices.

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.