

**6 LYNDON CLOSE  
BRAMHAM**



A beautifully appointed and well planned, modern, four bedroom, detached family home, standing on a corner plot within this popular residential development towards the fringe of Bramham.

PRICE

**£135,000**

**NO CHAIN**

**Dacre, Son & Hartley**

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THESE PARTICULARS DO NOT CONSTITUTE AN OFFER OR CONTRACT OF SALE  
ANY PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTION OF THE PROPERTY

## GENERAL REMARKS

6 Lyndon Close was built by Messrs Tay Homes approximately 10 years ago to a high standard with dressed limestone facades and a pitched, pantiled roof. The services within the accommodation are to the highest of standards with gas fired central heating, double glazing and a security system. There are two reception rooms, including a 21ft living room, as well as a fitted kitchen with several appliances and a downstairs w.c. Upstairs are four good sized bedrooms, one with en-suite facilities, and the house bathroom. Outside are pleasant gardens to both the front and enclosed rear portion, which are easily maintained with patios et cetera as well as an out-built single garage.

This popular residential development is conveniently located for the local facilities of Bramham which include a church, school, local shop and medical centre together with a choice of public houses. Boston Spa is just over two miles away where more extensive facilities are to be found. Conveniently placed between the A1 and A64, the village offers the advantages of rural living, having numerous country paths and bridleways, coupled with easy access to North and West Yorkshire business centres including Leeds, Bradford, York and Harrogate. The A1 and A1/M1 link are readily available for journeys further afield with Leeds Bradford International Airport being within daily travelling distance, by car.



## PARTICULARS

### GROUND FLOOR

**RECEPTION HALL** with panelled entrance door.

**LIVING ROOM** having square bay window, coved ceiling, stained timber fireplace surround with marble slips, raised hearth and living flame gas fire, television and telephone points, sliding patio door to rear garden.

**DINING ROOM** with coved ceiling.

**KITCHEN** having extensive range of fitted base and wall units with oak facades including glazed display cabinets, tiled splashbacks, under unit lighting, laminate worktops

including one-and-a-half bowl single drainer sink unit with mixer taps, Belling electric double oven and four-ring halogen hob, Ideal Elan wall mounted gas fired boiler for central heating and hot water.

**UTILITY** with plumbing for automatic washing machine and rear entrance door.

**CLOAKROOM** having corner washbasin, low suite w.c. and Vortice electric extractor fan.

### FIRST FLOOR

**LANDING** with access to roof void.

**BEDROOM 1** having range of fitted wardrobes, telephone point.

**EN-SUITE** with shower fitted in tiled cubicle, washbasin in vanity unit and low suite w.c., shaver point.

**BEDROOM 2** having airing cupboard over stairhead housing hot water cylinder and immersion heater.

**TWO FURTHER BEDROOMS**

**HOUSE BATHROOM** with fully tiled walls, panelled bath, pedestal washbasin, low suite w.c. and shower fitting in tiled cubicle.

### OUTSIDE

There are lawned gardens to the front and side of the property and also to the rear which includes mature trees and is terraced with a paved area, ideal for summer entertaining.

**SINGLE OUT-BUILT GARAGE** approached via a tarmacadamed driveway with up-and-over door, light and power installed.

### GENERAL

**SERVICES** – All mains services are installed.

**TENURE** – Freehold.

**VIEWING** – By appointment through our office, telephone 01937 586177.

**DIRECTIONS** – Leave Wetherby on the south bound A1, forking left where signposted to Bramham. Continue until opposite the garage in the centre of the village and turn left into Clifford Road, left into Lyndon Road and Lyndon Close will again be found on the left hand side. The property will be seen after approximately 100 yards on the right hand side, identified by our For Sale board.

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