

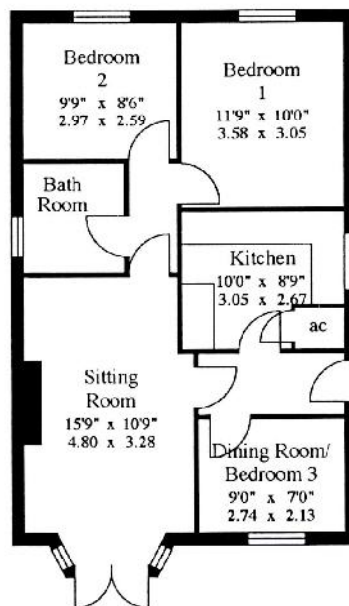
**46 LYNDON ROAD,  
BRAMHAM, WETHERBY.**



**A two/three bedroom bungalow, well appointed and with pleasant gardens,  
sitting in a quiet residential area of this  
highly regarded rural village.**

**PRICE**

**£86,500**



For illustrative purposes only. Not to scale.  
Measurements taken to the nearest three inches. Metric conversions approximate.

**Dacre, Son & Hartley**

28 Market Place, Wetherby, West Yorkshire LS22 6NE Telephone (01937) 586177 Fax (01937) 588762  
e-mail: enquiries@dacres.co.uk

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

## GENERAL REMARKS

46 Lyndon Road was built, we are informed, in 1988 by Tay Homes, a highly respected builder, to a high specification. The property benefits from all mains services as well as sealed unit double glazing and cavity wall insulation. The accommodation is well appointed and designed, ideal for a couple or small family. Outside are attractive well stocked gardens as well as ample off-street parking facilities.

The property is situated in Bramham which has 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 amenities are to be found. Conveniently placed between the A1 and A64, the village offers the advantages of rural life, having numerous country paths and bridleways, coupled with easy access to North and West Yorkshire business centres including Leeds, Bradford, York and Harrogate. National motorway links including the newly opened M1 extension are within daily reach for journeys further afield.

## PARTICULARS

**SIDE RECEPTION HALL** having half-panelled entrance door

**SITTING ROOM** with bay window incorporating double french windows, stained fireplace surround with raised hearth and fitted gas fire, television and telephone points.

### DINING ROOM/BEDROOM 3

**FITTED KITCHEN** with a range of timber fronted base and wall units having laminate worktops, tiled splashbacks, one-and-a-half bowl single drainer sink unit with mixer tap, Moffat 65 electric oven and separate four-burner gas fired hob. Boiler cupboard with Ideal Elan II wall mounted gas fired boiler for central heating and hot water, hot water cylinder.

**INNER HALL** having hatch to roof void.

### TWO BEDROOMS

**BATHROOM** with fully tiled walls, panelled bath, low suite w.c., pedestal washbasin and shaver point.

## OUTSIDE

A single tarmac driveway provides ample off-street parking to the side of the property, with outside tap.

There are gardens to both front and rear with lawns, well stocked flower borders and the rear portion having a sitting out area, arbour and shrubs.

Garden shed.

## GENERAL

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

**TENURE** – Freehold.

**VACANT POSSESSION** – On completion.

**COUNCIL TAX** – We are informed by Leeds City Council that the property is assessed in Band D.

**VIEWING** – By appointment with this 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. Lyndon Road will then be found on the left hand side with the property identified by our For Sale board.

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### FINANCIAL SERVICES

In order to assist our customers, we offer a confidential mortgage advisory service without obligation or charge. Our Consultant is available to see you in any of our offices or in the convenience of your own home. Mortgages are not available to people under the age of 18 and all mortgages are subject to status and valuation. Remember any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

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### AGENTS NOTE

Our description of any appliances and services (including central heating system) should not be taken as any guarantee that these are in working order. These particulars do not constitute an offer or contract of sale, any prospective purchasers should satisfy themselves by inspection of the property. All illustrations are for identification purposes only and are not to scale. Measurements taken in imperial to nearest 3 inches. Metric conversions are approximate.