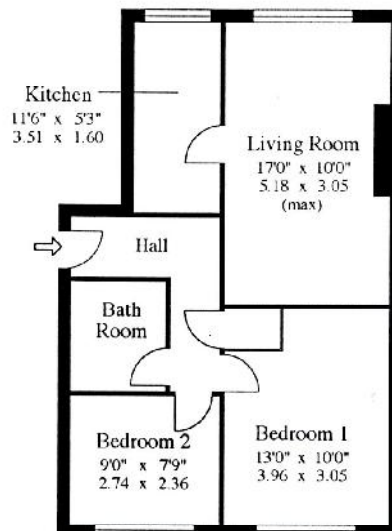


**51 LYNDON ROAD,  
BRAMHAM**



A purpose built, two bedroom, ground floor flat, well designed  
and lying in an established area of this  
conveniently located rural village.

**PRICE**  
**£68,500**



Ground Floor

**Dacre, Son & Hartley**

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

**51 Lyndon Road** is one of a block of four similar apartments built approximately 10 years ago by Messrs Tay Homes being situated in the heart of a highly regarded residential area on the northern fringe of Bramham. The accommodation, which is well designed to make maximum use of the space available, includes all mains services, gas fired heating and sealed unit double glazing. The property is approached via a communal entrance hall which in turn leads to a private reception hall, spacious living room, kitchen, two bedrooms and a bathroom. To the exterior are communal landscaped gardens and a designated off-street parking space.

The property is conveniently located for the facilities of Bramham which include a church, school, local shop and medical centre together with a choice of public houses. More extensive facilities can be found in Boston Spa which lies just over two miles away. 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 recently opened M1 extension together with Leeds Bradford International Airport are within daily reach for journeys further afield.

## PARTICULARS

**COMMUNAL ENTRANCE HALL** with panelled door to front having buzzer and further panelled door to apartment.

**HALLWAY** with airing cupboard housing Worcester wall mounted gas fired boiler for central heating and hot water.

**LIVING ROOM** having coved ceiling, telephone and television points and concealed gas point for fire.

**KITCHEN** with a range of fitted base and wall units having laminate worktops, one-and-a-half bowl single drainer sink unit with mixer tap, provision for electric oven, plumbing for automatic washing machine and part-tiled walls.

**BEDROOM 1** with a range of free standing furniture including wardrobes, two bedside cabinets and a dressing table.

### BEDROOM 2

**BATHROOM** having fully tiled walls, panelled bath with shower fitting, pedestal washbasin, low suite w.c. and Vortice electric extractor fan.

## OUTSIDE

Communal landscaped gardens with one designated off-street parking space. Additional guest parking available.

## GENERAL

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

**TENURE** – We are informed that the property is leasehold with the remainder of a 99 year lease at an annual ground rent of £50.00. A purchaser should instruct their Solicitor to verify the amount of any service or maintenance charge.

**VACANT POSSESSION** – On completion.

**VIEWING** – By appointment with 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. Lyndon Road will then be found on the left hand side where the property will be seen at the head of the road 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.**

Representative only of the Legal & General marketing Group, members of which are regulated by the Personal Investment Authority and IMRO for the purposes of recommending, advising on and selling life assurance and investment products bearing Legal & General's name.

Written quotations are available on request. Dacre, Son & Hartley is the registered trade mark of Dacre, Son & Hartley Limited

### 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.