



West Yorkshire

54 LYNDON ROAD, BRAMHAM, LS23 6RH



Description

A modern 2 bedroomed detached bungalow having been updated and maintained to a good standard by the present occupiers.

Price

£94,950

To View:

Contact Wetherby Branch at
43 Market Place, Wetherby, LS22 6LN

Telephone:

(01937) 583 535 **Fax:** (01937) 588 147

DX:

DX 16816 Wetherby

Opening Hours:

Mon, Tues, Thur & Fri: 9.00 am - 5.30 pm
Wednesday: 9.30 am - 5.30 pm
Saturday: 9.00 am - 4.00 pm
Sunday: 11.00 am - 3.00 pm

FREE BUDGETING AND MORTGAGE ADVICE AVAILABLE

Moving Home - what are all the costs?

It's important you know all the costs involved in your move and not just the mortgage repayments.

That's why we offer a unique Budgeting Advice service to all our customers right from the start.

Ask at any branch for an appointment - we're here to help.

Thinking of selling?

If you wish to sell, let us know as soon as possible. We may already have a buyer waiting for your home.

Simply ask for a Free Valuation - we'll do the rest.

The property briefly comprises:-

- Living Room
- Dining Room
- Kitchen
- Inner Hall
- 2 Bedrooms
- Bathroom
- Gardens to the front and rear
- Driveway leading to detached single garage
- Gas fired central heating system
- Double glazing

Location: The village of Bramham is situated approximately 4 miles south of Wetherby, and is well located for access to the A1. Local amenities include village store/post office, medical centre, church, public houses and public transport facilities.

Directions : On leaving Wetherby via the A1 south bound, continue on taking the slip road off signposted Bramham and Thorner. Turn left at the junction and continue into the village and take the second turning on the left at the junction with the garage. Continue on and Lyndon Road is the last turning on the left hand side. Turn up Lyndon Road and the property is located on the right.

ACCOMMODATION - (All measurements are approximate)

Entrance door leading into:-

Dining Room 10'9 x 8'11 (3.28m x 2.72m) Timber and glazed entrance door, timber double glazed window to front elevation, central heating radiator, coving to ceiling, laminate flooring, archway through to:-

Kitchen 9'10 x 8'9 (3.0m x 2.67m) Range of timber wall and floor units with laminate work surface over, electric cooker point with hood over(*), inset 1½ sink unit with mixer tap above, timber double glazed window to side elevation, plumbing for automatic washing machine, cupboard housing boiler(*), integrated fridge/freezer(*).

- Living Room** 18'3 into bay window x 10'11 (5.56m x 3.33m) With large bay window to front elevation, Living Flame electric fire(*) with Adam style mahogany surround and hearth with mantle over. Laminate flooring, central heating radiator. Door leads to:-
- Inner Hall** With laminate flooring. Loft access with loft ladder.
- Bedroom 1** 12'0 x 10'0 (3.66m x 3.5m) Timber double glazed window to rear elevation, central heating radiator.
- Bedroom 2** 10'0 x 8'9 (3.5m x 2.69m) Central heating radiator, laminate flooring, timber double glazed window to rear elevation, built-in wardrobe.
- Bathroom** With coloured suite comprising panelled bath with shower over, low flush W.C., pedestal wash hand basin and central heating radiator, timber double glazed window to side elevation, fully tiled.
- TO THE OUTSIDE** To the front of the property is an attractive lawned garden with driveway providing off-street parking for approximately 3 cars, this leads to:-
- Detached Garage** Brick built with up and over door and the provision of power and light.
- To the rear of the property is a raised patio and beyond this are attractive lawned gardens which have fencing providing a degree of privacy.
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GENERAL REMARKS

- Possession** Vacant possession will be given on completion.
- Tenure** We are informed by the vendor that the tenure of the property is freehold. The vendor's solicitors will confirm this prior to exchange of contracts.
- Fixtures & Fittings** Items described in these particulars are included in the sale. All other items are excluded.
- Brochure Details** This brochure including photography was prepared by Halifax Property Services in accordance with the sellers' instructions of 27 September 2000. Internal photographs are reproduced in this brochure for general information only and it must not be inferred that any item shown in the photograph is included in the sale of the property.
- Services & Appliances** The owner/occupier informed us that any services/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.
- Free Valuations** **The biggest name in property gives you the best chance of finding a buyer.....** so take your first step to selling and arrange for our Valuer to call!

Budgeting correctly and choosing a mortgage for your move is vital. Not all mortgages are the same, we can advise on a range of Halifax mortgage options. Simply ring and ask to speak to our Mortgage Adviser.

The Halifax complies with the Mortgage Code and can offer all three levels of service set out in the Code in helping you to choose a mortgage. Details are contained within the Mortgage Code, which is available on request.

All loans must be secured on a mortgage on your property. Written quotations are available on request from your local Halifax Property Services branch. All loans are subject to a satisfactory appraisal of status and financial standing and are only available to persons aged 18 or over.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

HN9/2000

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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.