

**A SURPRISINGLY SPACIOUS AND WELL  
PRESENTED DETACHED BUNGALOW REVEALING  
MUCH IMPROVED ACCOMMODATION IN A  
PLEASANT CUL-DE-SAC WITH ENCLOSED  
LAWNED REAR GARDEN AND DETACHED  
DOUBLE GARAGE**

**BEADNALL  
&  
COPLEY**



**61 LYNDON ROAD  
BRAMHAM**

**PRICE: £92,000**

**BEADNALL  
&  
COPLEY**

**ESTATE AGENTS \* SURVEYORS \* AUCTIONEERS \* VALUERS**

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## **PARTICULARS OF SALE**

### **61 LYNDON ROAD BRAMHAM**

A surprisingly spacious and well presented modern detached bungalow home in a cul-de-sac on the edge of this conveniently placed village.

With sealed unit double glazing and gas central heating, the property briefly comprises: Entrance vestibule, 17ft lin long lounge, dining room with patio door to the rear garden, fitted kitchen with integrated appliances, three bedrooms and fully tiled bathroom, double garage.

There are gardens to three sides with lawns and driveway parking.

Bramham is conveniently located close to the A1 and newly extended M1 ensuring an ease of access into Leeds city centre. The village provides an ideal base and is supported with the usual local amenities of general store/sub post office, school and public houses. The nearby market town of Wetherby provides a wider choice of shopping and leisure amenities.

The accommodation comprises in greater detail:

#### **ON THE GROUND FLOOR**

<b>Entrance Hall</b>	With wood effect flooring, central heating radiator and sealed unit double glazed side window.
<b>Lounge</b>	17'1" x 10'2". With gas fire having log interior, ceiling cornice, sealed unit double glazed bay window to the front, wood effect floor, double central heating radiator and archway into the:
<b>Dining Room</b>	9' x 7'8". With double central heating radiator, sealed unit double glazed patio door to the rear garden and wood effect flooring.
<b>Kitchen</b>	9'3" x 8'11". With fitted wall cupboards, matching base cupboards and drawer units to three sides with work surfaces, one and a quarter bowl moulded sink unit, gas central heating boiler, four ring electric hob unit with hood over, split level oven, matching tall storage cupboard, plumbing for automatic washing machine, sealed unit double glazed window and double central heating radiator.
<b>Inner Hall</b>	With airing cupboard.
<b>Bedroom One</b>	12' x 8'11". With sealed unit double glazed window to the rear garden and central heating radiator.
<b>Bedroom Two</b>	10'3" x 9'1". With sealed unit double glazed window overlooking the front garden. Central heating radiator.
<b>Bedroom Three</b>	9' x 7'1". With sealed unit double glazed window and central heating radiator.
<b>Fully Tiled Modern Bathroom</b>	With Indian Ivory coloured suite comprising panelled bath with shower over, pedestal wash hand basin, strip light, shaver socket, low suite w.c. and central heating radiator.

**OUTSIDE****Detached Double Garage.**

There is a long driveway leading to the garage at the rear of the property and providing ample vehicular parking.

To the front of the property a sweeping and open lawned garden with trees and additional lawn at the side leading to the enclosed rear garden with lawn and enjoying a good degree of privacy.

**Services**

All mains services are connected to the property.

**Tenure**

Freehold.

**Viewing Arrangements**

Prospective purchasers are requested to contact the agent, Beadnall Copley, on Wetherby (01937) 580850, to arrange a suitable time to view.

**Independent Survey Advice**

The only way to reach an informed decision on an investment as important as a house purchase is to have the property professionally surveyed. We are able to offer our own in-house Survey Department under the personal supervision of David Copley BSc (Hons) ARICS. So once you have agreed to purchase a property you can lessen the risk by seeking advice from DAVID COPLEY.

**Free Independent Mortgage Advice**

To make sure you receive truly independent mortgage and financial advice which could save you both time and money we are associated with Lawrence Scoffield & Co Ltd, one of the leading independent financial and insurance broking groups in the area, who can search the whole of the market for a product ideally suited to your personal circumstances – written quotations are also available on request. To take advantage of this service contact either of our offices on Harrogate (01423) 503500 or Wetherby (01937) 580850.

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

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