

**A MODERN DETACHED FAMILY SIZED HOUSE
PROVIDING IMAGINATIVELY DECORATED
ACCOMMODATION FEATURING A DOUBLE
GLAZED CONSERVATORY ADJOINING THE
GARDEN IN THIS HIGHLY FAVOURED VILLAGE**



**19 LYNDON ROAD
BRAMHAM**

PRICE: £149,995

05-2001
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PARTICULARS OF SALE

19 LYNDON ROAD BRAMHAM

An attractive modern detached residence revealing a traditionally planned interior imaginatively decorated by the current owners and enhanced with a good sized double glazed conservatory adjoining the private rear garden.

Offered for sale with gas fired central heating and sealed unit double glazing the family sized accommodation briefly comprises: Entrance hall, sitting room, dining room, impressive conservatory, kitchen fitted with a range of modern units and integrated appliances, utility room, cloakroom/w.c., master bedroom with en suite shower room, three further bedrooms and house bathroom. Integral garage, additional driveway parking and lawned gardens to the front and rear.

The property occupies an elevated setting in this established residential area within this highly favoured village which supports a range of local amenities and boasts a thriving community. Bramham itself is superbly located for a fine road network including the A1/M1 link road for daily travel to Leeds, Bradford and York. Only a short drive away is the neighbouring market town of Wetherby which provides many first class shops and public amenities.

The accommodation comprises in greater detail:

ON THE GROUND FLOOR

Entrance Hall	Hardwood panelled front door with adjacent frosted window, radiator, cornice, central heating thermostat, telephone point. Staircase leading to the first floor with wooden handrail.
Sitting Room	16'5" x 12'7" (5.00m x 3.84m). Angled front bay window, radiator, cornice, t.v. point, archway leading to the dining room, Adam Style fireplace with marble interior and hearth, coal effect and flame gas fire.
Dining Room	10'2" x 8'6" (3.10m x 2.59m). Sliding patio doors leading to the conservatory, radiator, cornice.
Conservatory	13'10" x 11'3" (4.22m x 3.43m). Windows overlooking the rear garden and double French doors. Telephone and t.v. points and electric heating.
Kitchen	11'1" x 10'2" (3.38m x 3.10m). Fitted with a range of modern base units with drawers and wall units, textured work surfaces with tiled splashbacks, one and a half bowl single drainer sink with mixer tap, understairs storage cupboard, radiator, integrated appliances comprising electric oven, microwave oven, four ring gas hob, extractor hood, dishwasher, fridge and freezer. Window to the rear overlooking the garden.
Utility Room	6'1" x 5'6" (1.85m x 1.68m). Half glazed and panelled door to the rear garden, fitted with a range of units, textured work surface with tiled splashback, single drainer stainless steel sink with mixer tap, washer/dryer and radiator.
Cloakroom/W.C.	Frosted side window, fitted with a white suite comprising pedestal wash hand basin with tiled splashback and low level w.c. with wooden seat, radiator.

ON THE FIRST FLOOR

Landing	Wooden balustrade and handrail, access via a pull-down ladder to the fully boarded roof space.
Master Bedroom	14' x 9'2" (4.27m x 2.79m). Front window, radiator, t.v. point and cornice.
<i>En Suite Shower Room</i>	Frosted rear window, fitted with a modern suite comprising corner tiled shower cubicle, vanity wash hand basin with cupboard beneath and low level w.c., half height wall tiling, shaver socket, radiator.
Bedroom Two	13'6" x 9'2" (4.11m x 2.79m). Front window, t.v. point and radiator.
Bedroom Three	11'10" x 9'4" (3.61m x 2.84m). Rear window, t.v. point and radiator.
Bedroom Four	8'1" x 6'7" (2.46m x 2.01m). Front window, radiator, t.v. point and over stairs storage cupboard.
Bathroom	Frosted rear window, fitted with a white suite incorporating brass fittings comprising bath with wooden side panelling, hand held mixer tap with shower attachment, pedestal wash hand basin and low level w.c. with wooden seat, radiator, half height wall tiling, extractor fan, shaver socket, airing cupboard housing the insulated hot water cylinder and immersion heater.

OUTSIDE

Garage	17' x 8'6" (5.18m x 2.59m). Up and over front door, gas fired central heating boiler. To the front of the house is a lawned garden and drive providing additional parking for a further two cars in front of the garage. To the rear of the house is an enclosed garden featuring a patio with a lawn beyond, stocked borders and wooden fencing. Outside lighting.
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.
Directions	From Wetherby proceeding along the A1 in a southerly direction after approximately two miles take a left hand exit signposted to Bramham. At the 'T' junction in the village bear left into the main street and halfway along take a left hand turn into Clifford Road. Lyndon Road will be seen as a turning further along on the left.

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 Scofield & 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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