

05-2001

**AN ATTRACTIVE STONE BUILT MEWS HOUSE
PROVIDING WELL PRESENTED FOUR BEDROOM
ACCOMMODATION ENVIABLY LOCATED ON THE
EDGE OF THIS POPULAR VILLAGE WITH LONG
RANGING VIEWS ACROSS OPEN FIELDS**

**BEADNALL
&
COPELY**



**24 ABERFORD ROAD
BRAMHAM**

PRICE: £142,950

**BEADNALL
&
COPELY**

ESTATE AGENTS · SURVEYORS · AUCTIONEERS · VALUERS

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PARTICULARS OF SALE

24 ABERFORD ROAD BRAMHAM

A charming limestone cottage style home forming part of a short row of mews residences enjoying an enviable setting with long ranging views to the front over the surrounding countryside.

Offered for sale with gas fired central heating and sealed unit double glazing the deceptively spacious accommodation, which has been well maintained throughout, will no doubt appeal to a number of buyers and briefly comprises: Entrance hall, cloakroom/w.c., 16ft 6in sitting room with wood burning stove, separate dining room, kitchen fitted with a range of modern units, four first floor bedrooms and bathroom with white suite. Lawned front garden, enclosed rear garden with lawn, patio and water feature. Single garage with driveway parking in front.

The property is located on the edge of this highly favoured and increasingly fashionable residential village which comprises many characterful homes and supports a good choice of amenities including, school, shops, church, garage, public houses etc. Bramham itself is well located just to the south of Wetherby off the A1 and benefits from ease of access to Leeds, York and Harrogate and is only a few miles from the neighbouring town of Wetherby which provides many first class public facilities.

The accommodation comprises in further detail:

ON THE GROUND FLOOR

Entrance Hall	Front window and hardwood panel entrance door, radiator, cornice, low voltage ceiling lighting.
Cloakroom/W.C.	Frosted front window, fitted with a white suite comprising corner wash hand basin and low level w.c with wooden seat, extractor fan, low voltage ceiling lighting, radiator.
Sitting Room	16'6" x 13'5" (5.03m x 4.09m). Front window, return staircase leading to the first floor with painted balustrade and handrail, understairs storage cupboard, radiator, t.v. point, painted Adam style fireplace with marble interior and hearth, recess housing the cast iron log burning stove. Two telephone points.
Dining Room	11'10" x 10' (3.61m x 3.05m). Rear window and opening to the sitting room, radiator, cornice, dado rail.
Kitchen	11'9" x 9' (3.58m x 2.74m). Rear window and double glazed door to the garden, fitted with a range of modern wooden fronted base cupboards with drawers and wall units having concealed pelmet lighting beneath, integrated wine rack and open corner display shelving, textured work surfaces with tiled splashbacks, one and a half bowl single drainer sink with mixer tap, electric cooker point, plumbing for washing machine and dishwasher, radiator, low voltage ceiling lighting.

ON THE FIRST FLOOR

Landing	Access to the roof space, recessed ceiling lighting, airing cupboard housing the gas fired central heating boiler and digital controls, shelved linen cupboard.
Bedroom One	11'7" x 10'7" (3.53m x 3.23m). Front window with views over open fields, radiator, low voltage ceiling lighting, t.v. point, cornice, fitted

with an extensive range of bedroom furniture to two walls incorporating wardrobes, cupboards, dressing table with drawers and bedside cabinets.

- Bedroom Two** 12' x 9' (3.66m x 2.74m). Rear window, radiator, cornice, dado rail, parquet flooring, digital central heating controls.
- Bedroom Three** 11'10" x 7' (3.61m x 2.13m). Rear window, radiator, low voltage ceiling lighting, built-in wardrobe/cupboard.
- Bedroom Four** 8'8" x 7' (2.64m x 2.13m). Rear window, radiator. Telephone point.
- Bathroom** Frosted front window, fitted with a white suite incorporating chrome fittings comprising bath with wooden side panelling and shower above, pedestal wash hand basin and low level w.c., full height complimentary wall tiling, low voltage ceiling lighting, extractor fan, radiator, shaver socket.

OUTSIDE

- Garage** Up and over entrance door, rear window and personal door to the garden, eaves storage area, power and light connected.
- Lawned front garden with established hedging, wrought iron handgate and pathway to the front door. To the rear of the house is an enclosed garden with stone effect paved patio incorporating an inset water feature. Lawn with stocked borders, mature hedging and garden 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 giveaway sign carry straight on and continue along this road (which runs parallel to the A1) and take the second turning left signposted to Tadcaster. This road runs into Aberford Road where the property will be located further along on the left marked by our For Sale Board.

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 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.



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