

PARTICULARS OF SALE

5 PROSPECT BANK

BRAMHAM

A surprisingly spacious and well proportioned detached family home standing in good sized mature gardens towards the head of a select cul de sac close to the heart of this sought after village.

With sealed unit double glazed windows where detailed in these particulars and gas central heating, the well presented accommodation briefly comprises: Entrance vestibule, central hall, cloakroom/shower room with w.c., sitting room, dining room, family room/sun lounge and fitted breakfast kitchen with integrated appliances. Four bedrooms and bathroom. Double garage.

The property is approached by a long tarmacadam driveway together with lawned front garden and deep borders. At the rear there is a further good sized lawned garden enjoying privacy with patio, flower borders and trees.

The property is located on the edge of this highly favoured and 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 greater detail:

ON THE GROUND FLOOR

Large Entrance

Vestibule

With timber entry doors, sealed unit double glazed side panels and connecting door into the double garage. Multi paned glazed inner door with side screen leads into the:

Large Reception Hall

With return staircase to a galleried landing, central heating radiator, telephone point, ceiling cornice, recessed cloaks cupboard with hanging rail. There is a further door within the cupboard which leads to additional understairs storage area with electric light.

Cloakroom/Shower

Room

With fully tiled walls, walk in tiled shower cubicle with Mira shower control, pedestal wash hand basin, low suite w.c., central heating radiator and replacement sealed unit double glazed window.

Double doors lead from the reception hall into the:

Dining Room

18' x 11'6". With central heating radiator, ceiling cornice, service hatch from the kitchen, double French doors with side screens to the outside, stone full height wall and matching wide archway to the side leading into the:

Sitting Room

18' x 12'3". With ceiling cornice, two central heating radiators, secondary double glazed side window and secondary double glazed bow window overlooking the front garden. Full height stone feature fireplace and gas fire with log effect interior. T.V. point.

Sun Lounge

/Family Room

14'3" x 13'10". With ceiling cornice, four wall light points, exposed stone to one wall, central heating radiator, three arched replacement sealed unit double glazed

A DELIGHTFULLY LOCATED STONE BUILT
DETACHED FAMILY HOME OCCUPYING A GOOD
SIZED ESTABLISHED SITE IN A CHOICE CUL DE
SAC CLOSE TO COUNTRYSIDE ON THE EDGE OF
THIS SOUGHT AFTER VILLAGE.

BEADNALL
COPLEY

5 PROSPECT BANK
BRAMHAM

PRICE: £269,500

BEADNALL
COPLEY

STATE AGENTS • SURVEYORS • AUCTIONEERS • VALUERS

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windows overlooking the rear garden and sealed unit double glazed sliding patio door leading out onto the terrace and gardens. Wall mounted Baxi Brazillia heater.

**Fitted Breakfast
Kitchen**

17'10" x 8'10". With fitted breakfast table, service hatch to the dining room, central heating radiator, pine dado rail to part, base cupboards and drawers, two corner carousel units with wood effect trim and matching worktops having ceramic tiled splashbacks, fitted wall cupboards with lighting below, concealed cooker hood positioned over the four ring electric hob unit, split level Tricity double oven, full height matching broom cupboard, plumbing for automatic washing machine, one and a quarter bowl stainless steel sink unit with drainer, full height shelved storage cabinet, secondary double glazed window to the side and multi paned window overlooking the rear garden and terrace.

Rear Entrance Lobby With ceramic tiled floor and door to the rear.

ON THE FIRST FLOOR

**Large Central
Galleried Landing**

With ceiling cornice, loft access, central heating radiator and replacement sealed unit double glazed window overlooking the front garden, sealed unit double glazed feature porthole window to the side elevation.

Master Bedroom

18' x 11'10". With ceiling cornice and central heating radiator, two replacement sealed unit double glazed windows and two fitted wardrobes with storage cupboards over, and telephone point.

Bedroom Two

12' x 8'10". With pine double fitted wardrobes having storage cupboards over and open display shelves to the side. Central heating radiator and replacement sealed unit double glazed window.

Bedroom Three

12'3" minimum to the wardrobe fronts x 8'5". With central heating radiator, replacement sealed unit double glazed window and full width range of pine fitted wardrobes with storage cupboards over.

Bedroom Four

9'11" x 8'11". With central heating radiator, replacement sealed unit double glazed window to the rear garden and sealed unit double glazed porthole window to the side elevation, double wardrobe with storage cupboard over.

Bathroom

With replacement sealed unit double glazed window, central heating radiator, half height tiled walls, low suite w.c., pedestal wash hand basin, moulded panel bath, shaver socket, walk in shower and airing cupboard with hot water cylinder.

OUTSIDE

Double Garage with up and over entry door, personal rear access door, electric light, power and central heating boiler.

To the front of the property there is a large and wide tarmac driveway providing ample car parking space leading to the double garage. To one side of the drive there is a deep bank with shrubs and flowering plants. To the other side a shaped lawned garden, large rockery and deep border containing tall conifers, flowering plants and shrubs.

The garden extends to the side and at the rear there is a delightful lawned garden enjoying a good degree of privacy with conifers, rockery, flower borders, shrubs and trees. Patio area overlooking the garden.

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 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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