

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

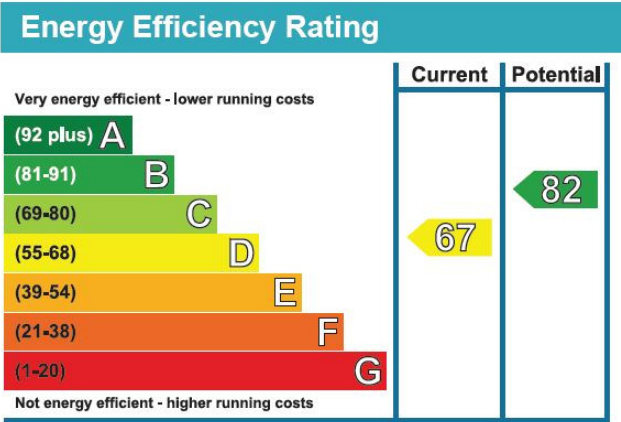
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared February 2016



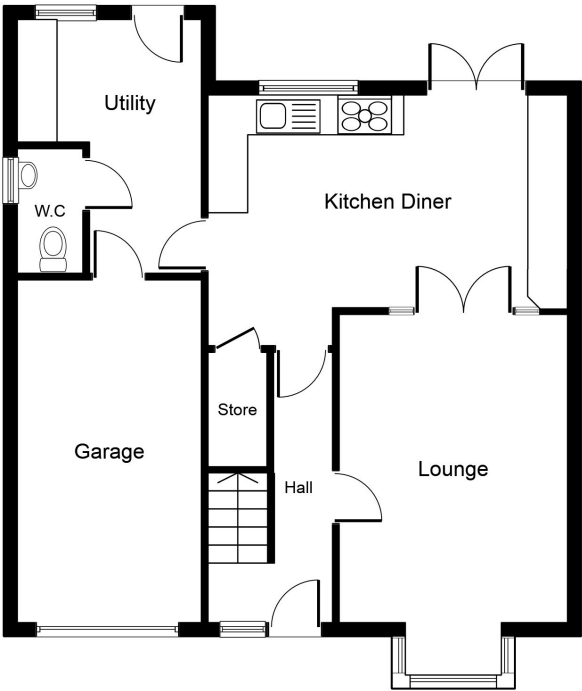
Bramham ~ 7 Milnthorpe Lane, LS23 6SW

A beautifully presented four bedroom detached family home situated on the edge of Bramham village, ideally located for easy access to motorway networks.

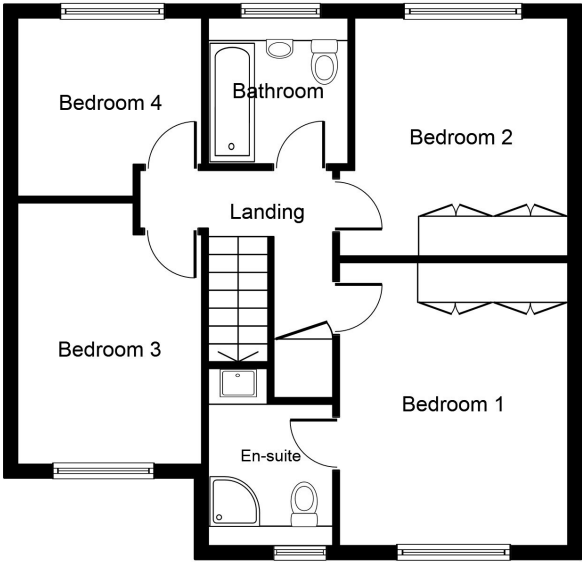
- Tastefully decorated throughout
- Refitted dining kitchen with granite worktops and integrated appliances
- Utility room and downstairs toilet
- Four bedrooms, one with en-suite shower room
- Double glazed windows, gas central heating, security alarm system



£353,950 PRICE REGION FOR THE FREEHOLD



Ground Floor



First Floor

7 Milnthorpe Lane, Bramham, Wetherby LS23 6SW

NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

BRAMHAM

Bramham is renowned for its historical park and annual horse trials but also for its ease of access for commuting. Situated almost midway between Leeds, York and Harrogate and London and Edinburgh. The A.1. is readily accessible with the A64 and A1/M1 link road only some 5 miles. Rail connections are available in both Leeds and York with Leeds/Bradford Airport and North Sea Ferries at Hull also within car commuting distance. The Market Town of Wetherby offers excellent shopping, schooling and sporting facilities including swimming pool and golf courses and the village has its own school, shop, public houses, parish church and garage.

DIRECTIONS

From Wetherby proceeding south along the A168 following the signs for Bramham and Thorner. At the T junction turn left towards Bramham, left again down Paradise Way and right into Milnthorpe Lane where the property is then identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

A modern stone built detached family house, meticulously presented, occupying a cul-de-sac location on the edge of Bramham village.

Benefiting from gas fired central heating system, double glazed windows and security alarm system, the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALL

Having front entrance door and double glazed windows, ceiling cornice, radiator in cabinet, staircase to first floor.

LOUNGE

15' 3" x 11' 7" (4.65m x 3.53m)



Double glazed bay window to front, modern stylish fireplace with electric fire, ceiling cornice, recessed ceiling lighting, radiator in cabinet, T.V. point, double doors to :-

RE-FITTED DINING KITCHEN

17' 9" x 11' 2" (5.41m x 3.4m)

Having range of modern units with granite worktops, underset sink unit and mixer taps, integrated appliances including built in oven, hob and extractor hood above, dishwasher, fridge, microwave, pelmet lighting, recessed ceiling lighting, illuminated display cabinet, double glazed window and patio doors to rear garden, with access to utility room and understairs storage cupboard.



UTILITY ROOM

12' 8" x 9' 2" (3.86m x 2.79m)

Matching wall and base units, work tops with stainless steel sink unit, plumbed for automatic washing machine, built in fridge freezer, double glazed window and rear door. Integral access to garage.

CLOAKROOM

Modern stylish white suite with low flush w.c., wash hand basin, tiled splashback, radiator, double glazed window.

FIRST FLOOR

LANDING

Ceiling cornice, loft access, airing cupboard with insulated tank and shower pump.

BEDROOM ONE

14' 2" x 11' 4" (4.32m x 3.45m)

With double glazed window to front, radiator, ceiling cornice. Door leading to :-



EN-SUITE SHOWER ROOM

Refitted with modern suite comprising low flush w.c., shower cubicle, ceiling cornice, recessed ceiling lighting, double glazed window, sink vanity unit and medicine cabinet.

BEDROOM TWO

11' 9" x 10' 6" (3.58m x 3.2m)

Double glazed window to rear, radiator, ceiling cornice.



BEDROOM THREE

13' x 9' 1" (3.96m x 2.77m)

Double glazed window to front, radiator, ceiling cornice.

BEDROOM FOUR

9' 3" x 9' 1" (2.82m x 2.77m)

Double glazed window to rear, radiator, ceiling cornice.

HOUSE BATHROOM

Half tiled walls and white suite comprising panelled bath, vanity wash basin, low flush w.c., extractor fan, radiator.



TO THE OUTSIDE

Block paved driveway to front providing off-road parking, in turn gives access to :-

INTEGRAL GARAGE

17' x 9' 1" (5.18m x 2.77m)

Having roller door, gas fired central heating boiler, light, power and water laid on. Integral access door to utility room.

GARDENS

Lawned to front with border. Side gate and path to enclosed rear garden comprising lawn with borders, bushes and shrubs, patio area.



COUNCIL TAX

Band E (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

