

GENERAL

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

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 January 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Bramham ~ 4 New Road, LS23 6QS

A well-proportioned and extended detached bungalow providing flexible three/four bedroom accommodation with scope for further modernisation and improvement. Pleasantly situated in this popular village within easy access of motorway network and surrounding business centres. No onward chain.

- Spacious lounge with sliding patio door to rear garden
- Fitted kitchen
- Bedroom one with en-suite bathroom
- Bedroom four/dining room
- Two further double bedrooms and bathroom
- Gardens front and rear
- Carport

£375,000 PRICE REGION FOR THE FREEHOLD



NOT TO SCALE For layout guidance only Total floor area 118.0 sq.m. (1,270 sq.ft.) Approx

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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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

Proceeding from Wetherby southbound along the A168. At the roundabout take the second exit and follow the road to the T junction with Bramham and Thorner. Turn left towards Bramham village. At the T junction turn right proceeding southbound before taking the first left turning into Bramham village. Passing the Square take the next right turning down Clifford Road and first right into New Road where the property is identified on the right hand side by a Renton & Parr for sale board.



THE PROPERTY

A spacious three/four bedroom detached bungalow with gas fired central heating and double glazed windows, in further detail giving approximate room sizes comprises :-

GROUND FLOOR

RECEPTION HALL

With part tiled floor, UPVC entrance door, radiator.

LOUNGE

6.73m x 4.37m (22'1" x 14'4") narrowing to 3.15m (10'4") Having wide sliding patio doors to rear, two radiators, ceiling cornice.



DINING ROOM / BEDROOM FOUR

3.05m x 2.57m (10'0" x 8'5")
Double glazed window, radiator.



KITCHEN

3m x 2.84m (9'10" x 9'4")
Having range of wall and base units including cupboards and drawers, worktops, one and a half bowl sink unit and mixer taps, oven, hob, fridge freezer, double glazed window and side door.



BEDROOM ONE

5.26m x 2.87m (17'3" x 9'5")
Fitted wardrobes and bedside cabinets, radiator, double glazed window.



EN-SUITE BATHROOM

3.48m x 1.63m (11'5" x 5'4")
Tiled walls and floor, panelled bath, pedestal wash basin, low flush w.c.,

BEDROOM TWO

4.27m x 2.84m (14'0" x 9'4")
Double glazed windows to two sides, radiator.



BEDROOM THREE

3.73m x 3.33m (12'3" x 10'11")
Double glazed window to front, radiator.

BATHROOM

2.84m x 1.6m (9'4" x 5'3")
Tiled walls, three piece suite comprising panelled bath, pedestal wash basin, low flush w.c, radiator, tiled floor, cupboard housing gas fired central heating boiler.



TO THE OUTSIDE

Driveway to the front leading to :-

CARPORT

5.66m x 4.27m (18'7" x 14'0")

GARDENS

Low maintenance gravel and paved garden to front. Side path to enclosed south facing rear garden comprising lawn with well-stocked borders, bushes and shrubs.



UTILITY ROOM

3m x 1.91m (9'10" x 6'3")
Entered from the rear garden with entrance door, wall and base units, stainless steel sink unit, tiled floor.

SERVICES

We understand mains water, electricity, gas and drainage are connected.

COUNCIL TAX

Band F (from internet enquiry).