

### HOUSE BATHROOM

A white suite comprising white low flush w.c., half pedestal wash basin, 'p' shaped bath with shower over, tiled walls and floor covering, double glazed window to rear, fitted towel rail, double shaver socket.

### TO THE OUTSIDE

Standing proud on this exclusive cul-de-sac development enjoying elevated views over Bramham village. The property is approached via a double width tarmac drive providing comfortable off-street parking and serving access to :-

### INTEGRAL DOUBLE GARAGE

5.46m x 5m (17'10" x 16'4")  
With a pair of electric up and over doors, light and power laid on, wall mounted electric consumer unit.

### GARDENS

Beautifully maintained and landscaped to front and rear, the front garden which gently slopes enjoys well-stocked flower borders and established perimeter hedging. Steps lead up to a raised patio, ideal for catching the morning and mid-day sun, hand-gate to side leads to rear garden. Bin store and steps to the other side. The rear garden is enclosed and private with fenced perimeter and a selection of established trees and bushes affording an excellent degree of privacy. Raised borders and steps lead up to a level parcel of lawn. Garden shed, two outside water taps and two outside power points.



### SUMMER HOUSE

2.4m x 2.3m (7'10" x 7'6")  
Recently constructed and well positioned to maximise the space off this private garden.

### SERVICES

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

### COUNCIL TAX

Band E (from internet enquiry).

### 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.

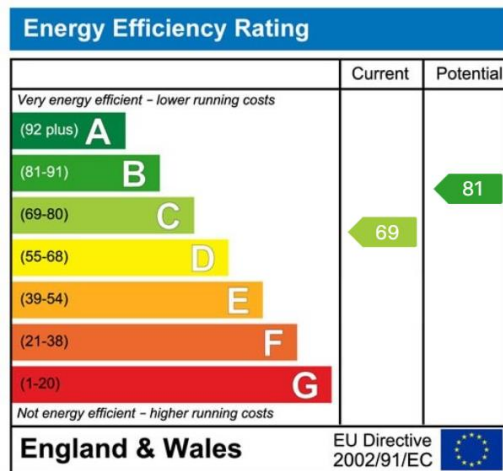
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 May 2024



## Bramham ~ 12 Milnthorpe Way, LS23 6TQ

This beautifully presented and significantly extended four-bedroom detached family home enjoys a favourable position on this exclusive cul-de-sac with elevated views over this historic village yet only minutes' walk to village amenities.

- Highly sought after position within this popular and historic village
- Excellently positioned with outdoor patio and terrace area with views to front
- Three double bedrooms, two having en-suite facilities
- Spacious kitchen with modern integrated appliances
- Extended and beautifully presented throughout

**£575,000** PRICE REGION FOR THE FREEHOLD



### MISREPRESENTATION ACT

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## 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

Heading along Paradise Way which soon becomes Wetherby Road as it enters the village, take the second right onto Milnthorpe Close and first left onto Milnthorpe Way where the property is located on the right hand side.

## THE PROPERTY

Skilfully extended and well cared for by the current owners, this much loved family home is offered to the open market for the first time in over 20 years. Benefiting from double glazed UPVC windows and doors, gas fired central heating, the accommodation which has tastefully decorated throughout in further detail comprises :-

## GROUND FLOOR

### ENTRANCE HALL

Access gained via modern composite front door with obscure glazed panel to side with returned staircase to first floor, attractive Karndean floor covering, double radiator, decorative ceiling cornice.

### DOWNSTAIRS W.C.

Modern white suite comprising low flush w.c., vanity wash basin with cupboard beneath, part tiled walls, double glazed window to front elevation, heated towel rail.

### LOUNGE

5.2m x 3.7m (17'0" x 12'1")



A lovely light room with sliding patio door to front leading out to sun terrace with delightful views over Bramham village. With "living flame" coal effect gas fire, marble inset and hearth with decorative timber surround, a pair of radiators, T.V. aerial. Double internal doors leading to :-

### DINING ROOM

3.11m x 3m (10'2" x 9'10")

Comfortable space for large dining table, having access through into the breakfast kitchen, single radiator, attractive oak floor covering that flows seamlessly through into :-

### FAMILY AREA

3.5m x 3m (11'5" x 9'10")

With double glazed window to rear, double patio doors leading out to stone flagged patio area and beautifully maintained garden beyond, partially vaulted ceiling, ceiling spotlights, T.V., aerial.



## KITCHEN

5.5m x 3.11m (18'0" x 10'2") overall



The kitchen is comprehensively fitted with a range of gloss wall and base units, cupboards and drawers, laminate work surfaces with matching up-stand and window sill, inset one and a quarter Blanco sink unit with mixer tap. Integrated appliances include double stack Stove cooker with microwave above, Bosch induction hob with modern extractor hood, 50/50 split fridge freezer, under counter space for wine cooler, slimline dishwasher. Double glazed window to rear revealing a pleasant outlook over beautifully landscaped rear garden, vertical radiator, LED ceiling spotlights. Archway to :-

### MORNING ROOM

3.26m x 2.78m (10'8" x 9'1")

A lovely addition to this family home, a light and peaceful room which could have a variety of uses with double glazed windows to all three sides and double patio doors leading out to rear garden. T.V. aerial, radiator.

### UTILITY ROOM

With utility space having fitted worktop, inset stainless steel sink unit, space for plumbing for automatic washing machine, wall mounted boiler, rear door.

## FIRST FLOOR

### LANDING AREA

With loft access hatch with retractable ladder to boarded out roof space with light and power, airing cupboard housing insulated water cylinder.

### PRINCIPAL BEDROOM

4m x 3.5m (13'1" x 11'5")

A most generous double bedroom with ample space for wardrobes and dressing table, the main feature of this room is the attractive outlook over Bramham village admits mature and established trees. Wood effect laminate floor covering, single radiator, an internal door leading to :-



### EN-SUITE SHOWER

A white suite comprising low flush w.c., with concealed cistern, vanity wash basin with cupboards beneath, walk-in shower cubicle with tiled walls and floor tiles, double glazed window to front, double shaver socket, chrome heated towel rail.

### BEDROOM TWO

5.1m x 3m (16'8" x 9'10") overall

Benefiting from the two-storey rear extension this comfortable double bedroom enjoys a pleasant outlook over rear garden and enjoys its' own en-suite shower facility.

### BEDROOM THREE

3.52m x 2.97m (11'6" x 9'8")

With double glazed window to rear elevation, double radiator beneath, wood effect laminate floor covering.

### BEDROOM FOUR/HOME OFFICE

3.6m x 2.01m (11'9" x 6'7") overall

With double glazed window to front elevation, radiator beneath, currently used as a home office but could easily be a nursery/bedroom four.