



TENURE

Freehold

COUNCIL TAX

Band F (from internet enquiry)

SERVICES

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

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 July 2024



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

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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Bramham ~ 1 Milnthorpe Gardens, LS23 6SH

An individual stone built detached bungalow enjoying delightful landscaped private gardens occupying a pleasant cul-de-sac location within minutes walking distance of the village centre.

- Lounge, dining room and study
- Two double bedrooms with fitted wardrobes
- Well-fitted dining kitchen with integrated appliances
- Fully tiled bathroom and en-suite shower room
- Delightful gardens, landscaped and private
- Gas fired central heating (annually serviced)
- Replacement double glazed windows

£595,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Summary, 1 Milnthorpe Gardens, Bramham, LS23 6SH

A stunning stone built detached bungalow providing versatile accommodation occupying a private cul-de-sac development of three only properties. Tastefully decorated throughout with oak internal doors the centrally heated and double-glazed accommodation features.

An enclosed entrance porch with internal door and step leads to a inner hall, lounge and separate dining room/bedroom 3, a well fitted breakfast kitchen with granite worktops and modern units with room for dining table and chairs, having tiled floor and French doors to a delightful rear garden. There is also a study/bedroom 4 overlooking the garden and utility entrance at the side.

The principal bedroom has a range of fitted wardrobes with en-suite shower. The second double bedroom is situated at the front, also with fitted wardrobes. There is a good size fully tiled bathroom with four piece suite.

A feature of the property is the delightful, landscaped gardens, well stocked with a variety of bedding plants, shaped lawns, bushes and shrubs. The rear garden is enclosed and an absolute delight for gardening enthusiasts with outdoor seating area for 'al-fresco' dining and pergola!

There is also a detached garage and additional parking for up to 4 vehicles.

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.

Total floor area 109.0 sq.m. (1,174 sq.ft.) Approx

