



TENURE

Freehold

COUNCIL TAX

Band D (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.

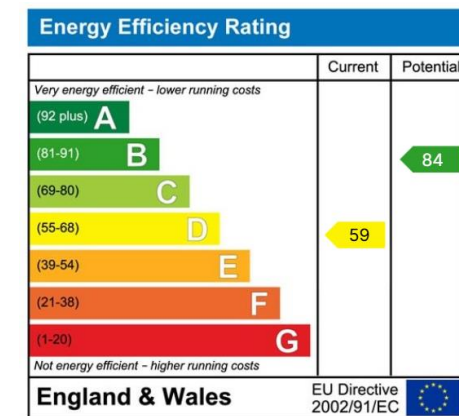
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries. Please note : Only the fixtures and fittings specifically 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 September 2024



Bramham ~ 56 Lyndon Road, LS23 6RH

A tastefully presented three bedroom detached house providing spacious family accommodation with private gardens well located on this modern development close to the centre of the village.

- Generous sized Lounge with archway to dining room
- French doors to elevated rear decking ideal for relaxation and entertaining
- Kitchen and downstairs wc
- Bedroom One with en suite study (former shower room that could be reinstated)
- Two further bedrooms and modern fully tiled bathroom
- Gas central heating and Double Glazing
- Garage and private gardens

£389,000 PRICE REGION



MISREPRESENTATION ACT

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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.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description:-

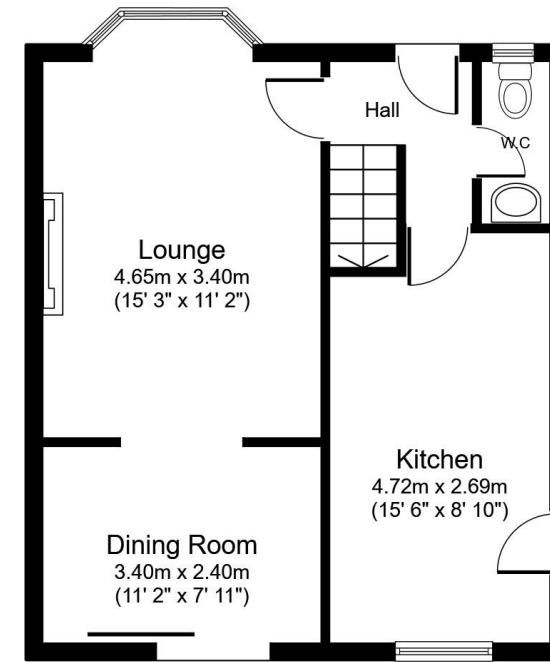
A delightful three bedroom detached house, perfectly situated in a popular village with excellent access to the A1. This well-proportioned home boasts a seamless flow throughout, offering a comfortable and inviting family living space.

Upon entering the property on the ground floor a hallway with cloakroom off also leads to a spacious lounge with bay to the front and archway opening into a dining room. French doors lead out onto a fabulous raised decking area overlooking the private lawned garden below, creating an ideal setting for both relaxation and entertaining. The kitchen is well-equipped with wall and base cupboards, one and a half bowl sink unit and work tops, double oven, gas hob and hood with plumbing also for washing machine and dishwasher.

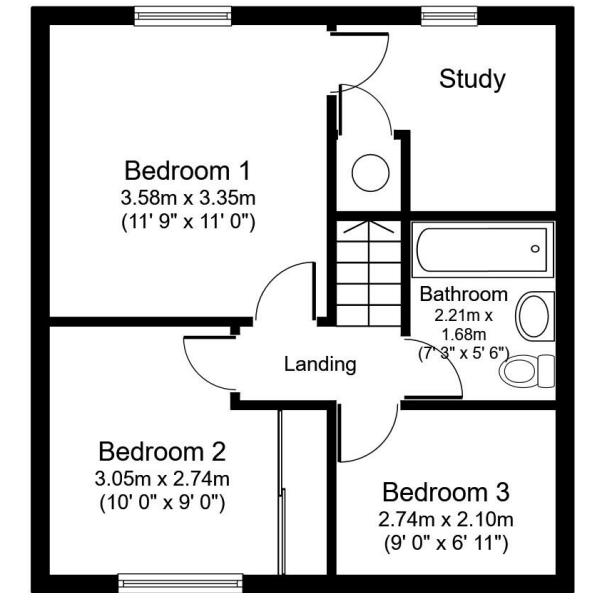
On the first floor the property features three bedrooms, including two generous double bedrooms, one with smoked mirror fronted wardrobes. The principle bedroom has an en suite currently used as a study, which can easily be reinstated thanks to the existing plumbing. A fitted bathroom, fully tiled with white three piece suite completes the first floor accommodation.

To the outside a driveway provides off road parking and garage for storage. There are open plan lawned gardens to the front and enclosed private gardens to the rear with lawn, borders, screening hedging and a lovely raised decking area with further storage underneath.

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.



Ground Floor



First Floor

NOT TO SCALE For layout guidance only

Total floor area 85.75 sq.m. (923 sq.ft.) Approx

