

Milnethorpe Lane, Bramham, Wetherby, LS23 6SW

A FOUR BEDROOM DETACHED FAMILY HOME | OPEN PLAN KITCHEN/SITTING AREA | GARAGE AND UTILITY | MASTER BEDROOM WITH EN-SUITE | DOUBLE BLOCK PAVED DRIVEWAY | STYLISH FINISH THROUGHOUT | EPC RATING D

Offers over : £425,000

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Miln thorpe Lane, Bramham, Wetherby, LS23 6SW

DESCRIPTION

With a stone exterior this attractive home is situated within a development of similar homes and is on the edge of the historic village of Bramham.

This detached home must be inspected to appreciate the accommodation and boasts high specification fittings and beautifully presented throughout. The accommodation on offer briefly consists of: a spacious welcoming hall with doors leading to the spacious lounge, modern fitted breakfast/kitchen with granite work surfaces and integrated appliances, utility, downstairs WC. The family room/study complement the ground floor living space. Stairs then lead to the first floor landing with four generous sized bedrooms, the master with a modern en-suite and house bathroom.

An enclosed garden is positioned at the rear of the property and laid mainly with lawn and patio for outside dining and entertaining. The block paved patio at the front provides ample off road parking.



Location

Miln thorpe Lane forms part of a small modern development situated on the edge of the village of Bramham. Close to open countryside. The village itself supports a good range of amenities including; post office, general store, church, public houses, primary school and village hall. The area is ideally placed for the commuter as easy access can be gained to the A1(M) and links to the regions motorway.

Directions

Leave Wetherby towards the A1 south on the new local road. On the next roundabout take the 2nd exit towards Bramham. At the T junction turn left and turn left towards the village. This property is situated on Miln thorpe Avenue which is on the left.

Entrance hall

A spacious welcoming hall with door to the front, radiator and stairs leading to the first floor landing.

Lounge

15'4" (into bay) X 11'3" (max)

4.69m x 3.44m

A spacious living room with a bay fronted window. A central fireplace housing an electric fire. Laminate flooring. Opens into the kitchen/diner.

Kitchen/Dining room

17'9" (max) X 11'1" (max)

5.46m x 3.38m

A stunning fitted kitchen fitted with wall and base units along with preparation surfaces. Stainless sink unit. Integrated Bosch gas hob and electric oven with extractor hood. Integrated dishwasher and wine cooler. Useful understairs cupboard . Two windows to the rear aspect. Door to utility.

Study/family room

16'8" X 8'9"

5.12m x 2.71m

Spacious occasional room with window to the front aspect. Radiator. Laminate flooring.

Utility Room

12.6 (max) X 9.2" (max)

3.84m x 2.8m

Fitted with base units and work surface. Stainless steel sink unit. Tiled splash back. Space for a washing machine. Window to the rear aspect. Door to WC

WC

Low level flush WC pedestal wash basin and radiator. Window to the side aspect.

Landing

Doors to bedrooms and bathroom. Hatch leading to the loft. Airing cupboard housing water tank

Master bedroom

14'1" X 11'3"

4.3m x 3.44m

A spacious double bedroom fitted with bedroom furniture including wardrobes and bedside cabinets. Window to the front aspect. Door to en-suite

En-Suite

A modern suite consisting of a walk in shower enclosure, low level flush WC and wash basin with vanity unit. Heated towel rail. Laminate flooring and tiled walls.

Bedroom two

11'9" X 10'6" (min)

3.63m x 3.23m

A spacious room with fitted wardrobes. Laminate flooring and radiator. Window to the rear aspect.

Bedroom three

12'10" (max) X 9'1" (max)

3.69m x 2.77m

A spacious room with window to the front aspect and radiator.

Bedroom four

9'1" (max) X 9'1" (max)

2.77m x 2.77m

Window to the rear aspect and radiator.

Bathroom

A modern suite consisting of a paneled bath, wash basin with vanity unit, low level flush WC. Laminate flooring and window to the rear aspect.

Outdoor Space

An enclosed rear garden is laid mainly with lawn with flag patio area. Part wall to the boundaries and side gated access to the front.

Parking

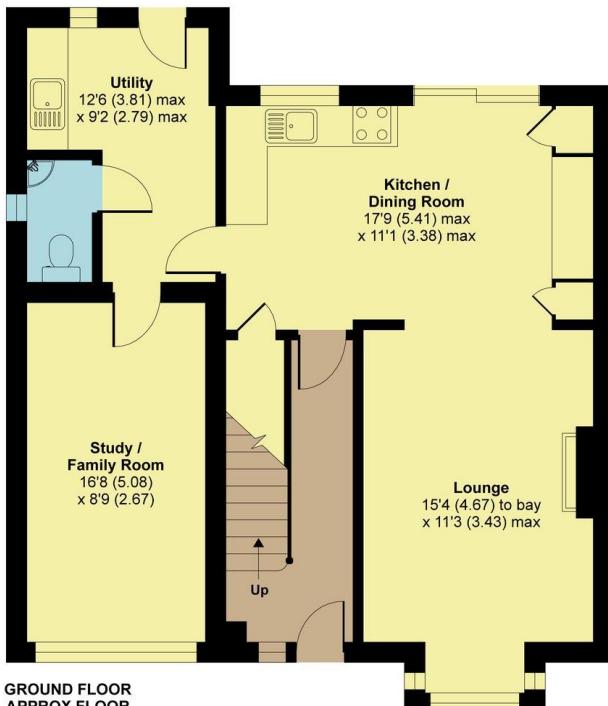
A block paved driveway at the front provides ample off road parking.



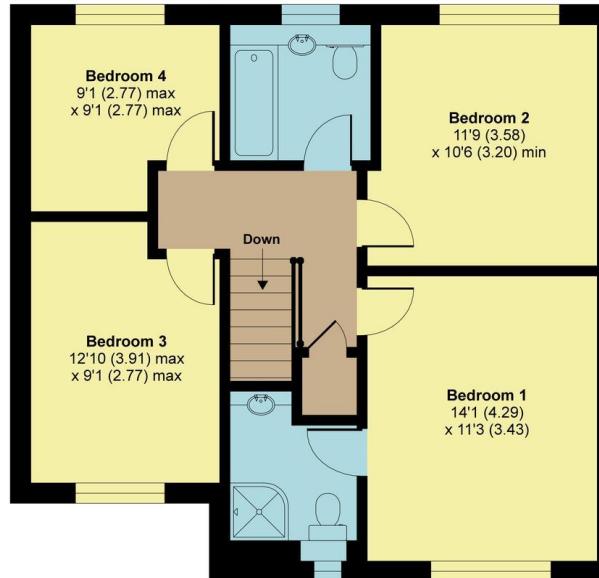
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Approximate Area = 1457 sq ft / 135.4 sq m

For identification only - Not to scale



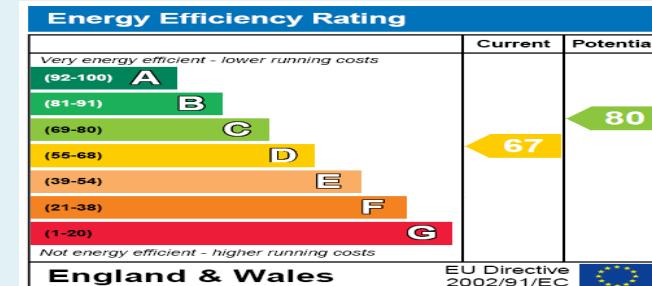
GROUND FLOOR
APPROX FLOOR
AREA 71.5 SQ M
(770 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 63.8 SQ M
(687 SQ FT)

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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