



## CARLTON COTTAGE TENTER HILL

WETHERBY, LS23 6QZ

£650,000  
FREEHOLD

Are you looking for a cottage full of character in Bramham village?

MONROE

SELLERS OF THE FINEST HOMES



# CARLTON COTTAGE TENTER HILL

- Cottage Grade 11 Listed • Full Of Character • Wooden Beams • Feature Fireplaces • Over Three Floors • Cellar • Outside Space South East Facing • Four Bedrooms • Two Bathrooms • Village Setting



Monroe is delighted to present this charming cottage situated in the heart of Bramham village. The property features four bedrooms, two bathrooms, and a modern fitted kitchen, offering a total of 2,051 square feet of living space. With its beamed ceilings, feature fireplaces, and a tranquil courtyard ideal for soaking up the sun, this home is full of character and warmth.

You enter an entrance hallway with wood panelling that leads to the guest WC and a spacious lounge featuring a fireplace. The open-plan living area includes a kitchen and dining space with a bespoke fitted kitchen that has integrated appliances and a fantastic kitchen island. A cast iron feature fireplace adds charm to the area, while Yorkshire stone flooring flows throughout.

The lounge features an outstanding brick fireplace with a tiled hearth and wooden beams.

Upstairs, the first floor features the fourth bedroom, which can serve as a home office, as well as the house bathroom, complete with a freestanding bath and a separate shower.

On the second floor, there are three double bedrooms. The principal bedroom offers built-in wardrobes and a luxurious modern en-suite shower room with underfloor heating.

Externally, this property features a beautiful enclosed

courtyard with Indian stone paving. On-street parking and a carport are included.

To book a viewing of this wonderful cottage in Bramham village, call Monroe.

## ENVIRONS

Carlton Cottage is situated in the heart of the village. Its close proximity to the A1M makes Bramham an ideal location for commuting and accessing major motorways. With the popular market town of Wetherby and the vibrant village of Boston Spa nearby, residents can enjoy a fantastic selection of bars, pubs, and restaurants, as well as all the necessary amenities for convenient living.

## REASONS TO BUY

- Cottage
- Four Bedrooms
- Two Bathrooms
- Stunning Open Plan Kitchen Diner
- Feature Fireplaces
- South East Courtyard
- Off-Street Parking
- Sought After Location

## SERVICES

We are advised that the property has mains water, electricity, and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

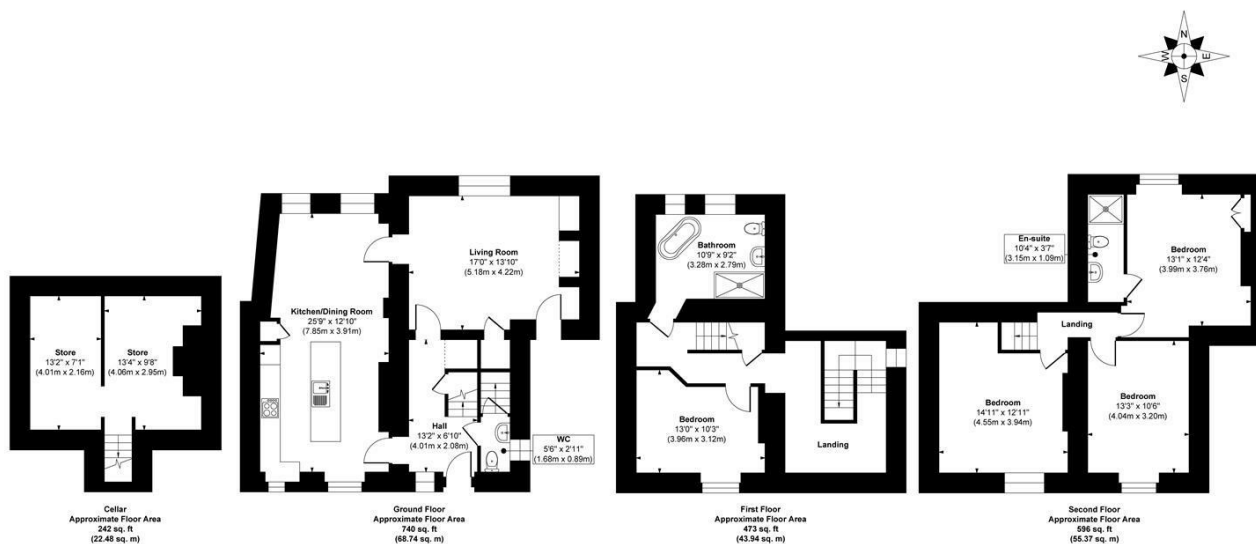
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## CARLTON COTTAGE TENTER HILL





**Approx. Gross Internal Floor Area 2051 sq. ft / 190.53 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**MONROE**

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