



## CARLTON COTTAGE TENTER HILL

WETHERBY, LS23 6QZ

£575,000  
FREEHOLD

Welcome to Carlton Cottage, a charming semi-detached house located on the picturesque Tenter Hill in Bramham, Wetherby. This delightful property boasts an impressive 2,051 square feet of living space, making it an ideal family home.

MONROE

SELLERS OF THE FINEST HOMES



# CARLTON COTTAGE TENTER HILL

- Cottage Grade II Listed • Full Of Character • Outside Space South East Facing • Feature Fireplaces • Set Over Three Floors • Four Double Bedrooms • Two Modern Bathrooms with Underfloor Heating • Village Setting But Close To Amenities • Off- Street Parking



## REASONS TO BUY

- Character Cottage in Desirable Village Location
- Four Double Bedrooms
- Two Modern Bathrooms with Underfloor Heating
- Stunning Open Plan Kitchen Diner
- Feature Fireplaces
- South East Courtyard
- Off-Street Parking
- Sought After Location

With beamed ceilings, feature fireplaces, and a serene courtyard perfect for enjoying the sun, this home is full of character and warmth. Additionally, it is conveniently close to Boston Spa and all the amenities it offers, including a variety of restaurants, bars, and shops.

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. There is a carport for off-street parking, plus ample on street parking at the property.

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.

## SERVICES

We are advised that the property has mains water,

electricity, and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

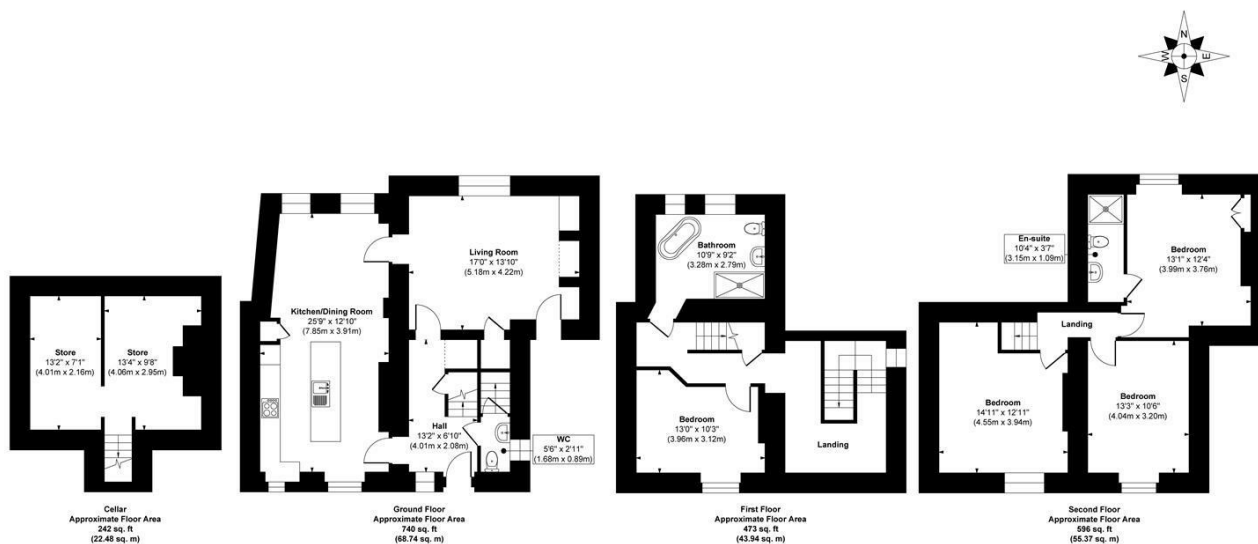
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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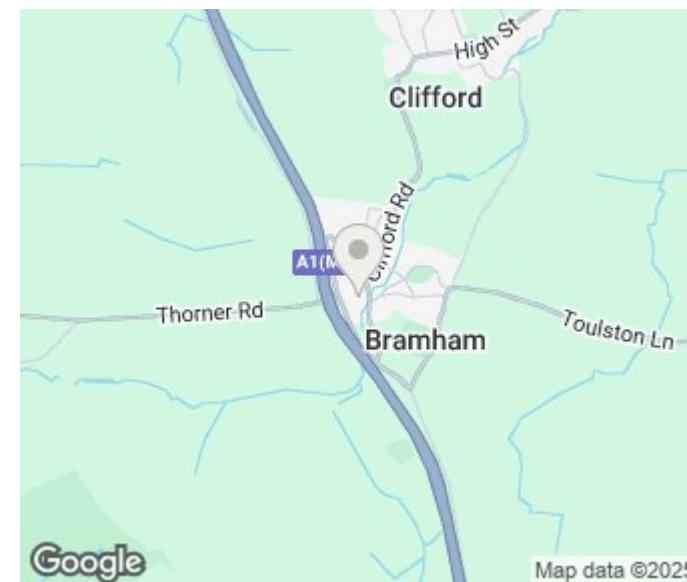




**Approx. Gross Internal Floor Area 2051 sq. ft / 190.53 sq. m**

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

**Boston Spa Sales**  
181a, High Street Boston Spa  
Wetherby  
LS23 6AA

01937 534755  
bostonspa@monroeestateagents.com  
www.monroeestateagents.com

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