



Clifford Road, Bramham, Wetherby, LS23 6RN

- TWO BEDROOM MID TERRACE HOUSE
- COMMUNAL REAR GARDENS & ON STREET PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFFERED WITH NO ONWARD CHAIN
- LOCATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF BRAMHAM
- EPC RATING D / COUNCIL TAX BAND D

Asking Price £190,000



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DESCRIPTION

HUNTERS WETHERBY are pleased to present to the open market this beautifully presented two bedroom mid terraced property located in the village of Bramham which is offered to the market with NO ONWARD CHAIN.

On entering this beautiful home which is immaculate throughout you enter into a hallway with stairs leading to the first floor. The well proportioned lounge has a large window to the front which allows lots of natural light to flood the room. There is an under stairs cupboard that is perfect for storage.

The modern and contemporary bright white kitchen is a mix of wall and base units with integrated electric oven and gas hob. There is space for a washing machine and fridge freezer. A W/C completes the ground floor.

To the first floor there are two double bedrooms and house bathroom which comprises of a modern white three piece suite with shower over bath, low level W/C and wash basin with storage.

On street parking is located to the front of the property and communal gardens to the rear.

This is an ideal purchase for a first time buyer or investor and viewing is highly recommended.

Situated in a central position within the conveniently located and historic village of Bramham which enjoys a strong community spirit and is surrounded by delightful open countryside. The nearby market town of Wetherby and fashionable village of Boston Spa provide a wide choice of shops and restaurants and the busy commuter will appreciate the communication links via the A1/M1 link road and other major trunk roads that connect with Leeds, York and further afield. There are rail links with London and Edinburgh from both Leeds and York and Leeds/Bradford airport lies approximately thirty minutes' drive away.







GROUND FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 263 SQ.FT.
(24.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewings

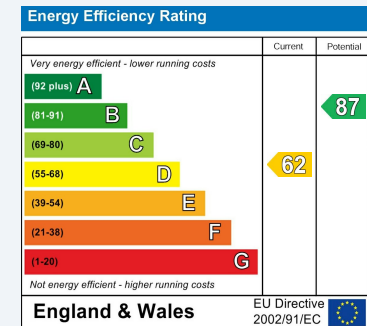
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.