

Lyndon Avenue, Bramham, Wetherby, LS23 6RG

- THREE BEDROOM SEMI DETACHED HOUSE
- OFF STREET PARKING
- KITCHEN/DINER
- POPULAR VILLAGE LOCATION
- LOG BURNING STOVE FOR PERFECT COZY EVENINGS
- EPC RATING D / COUNCIL TAX BAND B

Asking Price £290,000



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DESCRIPTION

HUNTERS WETHERBY are pleased to market this three bedroom semi detached home in the popular village of Bramham.

A three bedroom semi detached house perfect for all types of buyers.

Enquire now! The accommodation includes entrance hall, kitchen diner, sitting room, utility space, three bedrooms and house bathroom.

Set on a generous plot with pathway with gravelled frontage for off street parking there is also an external door to the side which provides access to the utility area and to the rear garden beyond.

On entrance into the property you are greeted with a carpeted entrance hall and staircase to the first-floor accommodation.

The lounge is a naturally light and airy space, A log burning stove sits central to the room on a brick surround and hearth and creates the perfect ambience for these upcoming wintery evenings.

The kitchen diner has been updated by the current owners and comprises a mix of base and wall units with contrasting work surfaces. A sink and drainer with tap sit below a window to the rear elevation, and french doors allow light to stream through and also provide access to the rear garden. This is a fantastic space for enjoying time entertaining family and friends. Integrated appliances include an electric oven and hob with extractor fan over. There is space available for a freestanding dishwasher and fridge freezer. The added utility space has a sink unit and plumbing for a washing machine.

The staircase leads to the first-floor landing a ceiling hatch provides access to the loft space.

To the first floor there are two double bedrooms and a single room.

The modern bathroom was installed in 2017 and offers low-level WC and the wash basin is set within a vanity unit with storage. A frosted window provides light and ventilation, and the lung shaped bath has shower over and is finished with tiling to the walls and a linoleum floor covering.

Externally, the plot has a substantial rear garden and is laid mainly to lawn with mature shrub borders and fence boundaries.

Bramham is a highly popular village with its local village amenities and being close to Boston Spa which has a delightful selection of shops, schools, public houses and restaurants. The market town of Wetherby is approximately three miles away and the well-established commuting links provide access to Leeds, York and Harrogate. A viewing is highly recommended.

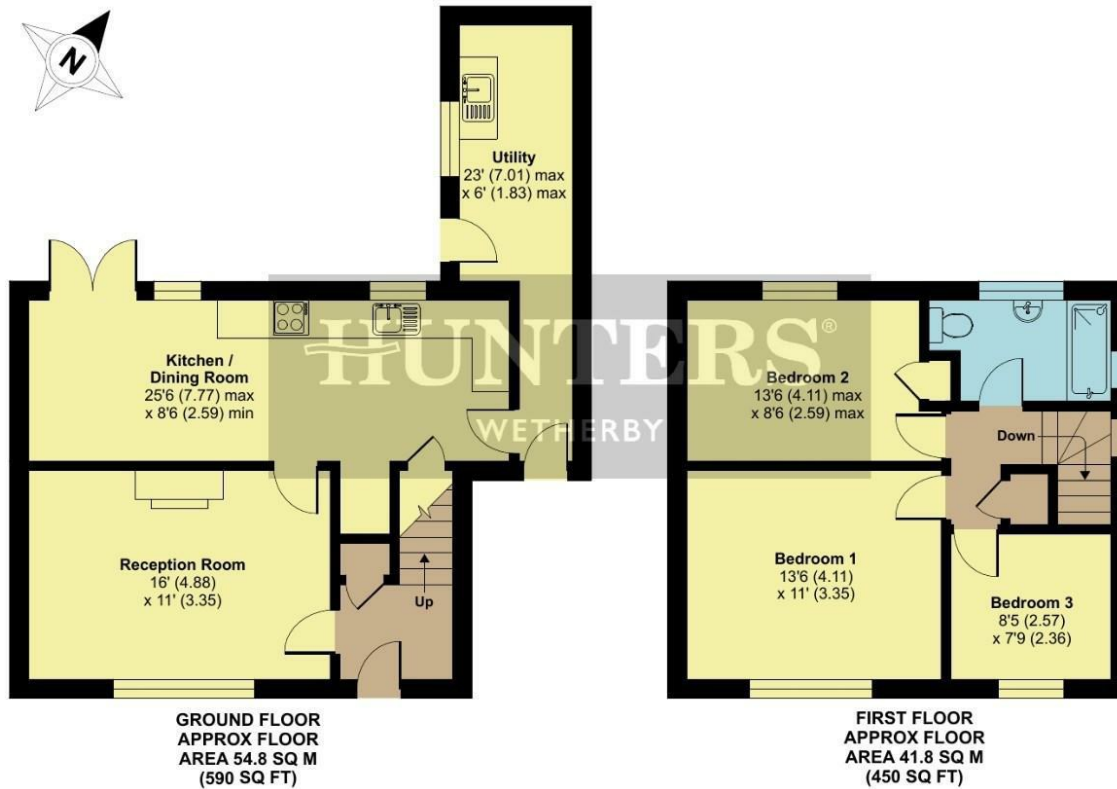




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Approximate Area = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Hunters Property Group. REF: 1208219

Viewings

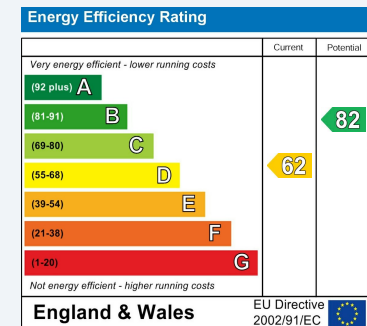
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

