



Bramham Lodge, Bramham, Wetherby, LS23 6GY

- Attractive and historic Grade II listed building
- Superb open views to the front
- Delightful open plan living kitchen
- Attractive and well tended communal gardens
- Exclusive gated development
- Three double bedrooms and two modern bath/shower rooms
- Two allocated parking spaces
- Flat owners own the Freehold

Offers Over £325,000



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DESCRIPTION

A beautifully appointed and particularly spacious Georgian three bedroom first floor apartment enjoying views over open fields and forming part of this unique and exclusive gated development of an attractive Grade II listed building.

An excellent opportunity to acquire a particularly spacious first floor apartment forming part of this impressive Grade II listed building. The first floor flat enjoys stunning long distance views over Bramham Moor. Bramham Lodge was built in 1789 and mentioned in the current Neighbourhood Plan as an important historic building and a key view point in Bramham. The apartment has excellent access to motorway networks while retaining a rural character.

With secure entry phone system, there is a large communal reception hall and staircase leading to the first floor. There is a private entrance door with useful deep storage cupboard off and third bedroom enjoying a superb elevated aspect. The living kitchen with windows to two elevations is delightful and takes full advantage of the long distance views. High ceilings and windows provide light and airy accommodation. There is a bespoke kitchen by The Main Company in Green Hammerton with a range of painted wall and base units with granite working surfaces and splashbacks. There is a reclaimed pitch pine surface to the island unit. There is a built-in electric oven with five ring gas hob and filter hood over and space for further appliances. A staircase leads down to a landing area with a further range of companion built-in cupboards from The Main Company. The master bedroom has a wall-length built in wardrobe and there is a new modern en-suite shower room. Steps lead up to the guest bedroom which is another well proportioned double room and there is a house bathroom with a modern white three piece bath suite with shower over the bath.

Outside there are two allocated parking spaces, further visitor parking and a further feature are the delightful communal gardens, including a woodland area and bike store for the apartments.

The village of Bramham continues to enjoy a high level of popularity as a direct result of its convenience for commuters to the major commercial centres of York, Leeds, Harrogate and West Yorkshire as well as the market town of Wetherby, Boston Spa and local village amenities.

Agents Notes

We are advised that there is no ground rent to pay. The four apartments own the freehold and then lease back to themselves. There is a communal fund for annual expenses and to maintain the building. The property has been carefully maintained over the years. We are advised that there is no work anticipated for 2025/26.

Proceeding from Wetherby in a southerly direction, cross the A1 and turn right. Take your second left into Aberford Road where the property can be found further along on the left hand side clearly marked by our For Sale Board.



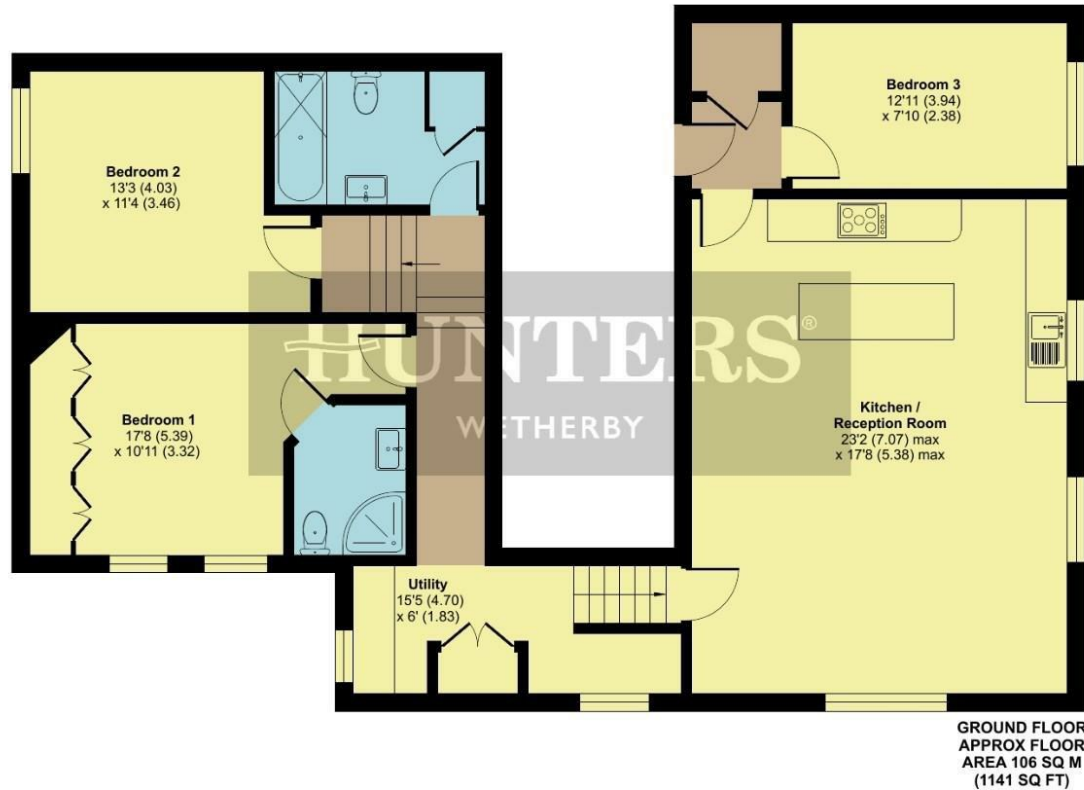




Bramham Lodge, Lodge Drive, Bramham, Wetherby, LS23

Approximate Area = 1141 sq ft / 106 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1221769

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.



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