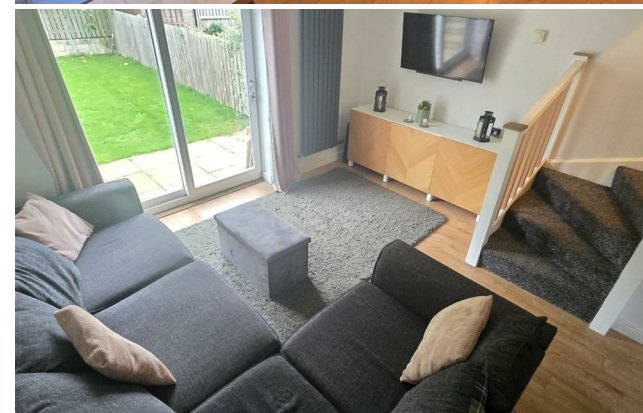




## Milnthorpe Close, Wetherby

- TWO BEDROOM END TERRACE
- PET FRIENDLY
- LONG TERM TENNANCY

- UNFURNISHED
- AVAILABLE FROM THE 20TH OF OCTOBER
- EPC RATING - D / COUNCIL TAX - C

**£1,150 Per Month**

**HUNTERS®**  
HERE TO GET *you* THERE

# Milnthorpe Close, Wetherby

## DESCRIPTION

Hunters Wetherby are proud to present to the market this two bedroom end of terrace house in the sought after village location of Bramham.

On initial entrance of the property, you are met with the modern, well presented kitchen living diner. This open plan space is absolutely perfect for hosting and differs from the traditional terrace style.

The kitchen features a range of sage wall and base units which are complimented by the wooden worktops and floorboards. This colour palette carries a calm atmosphere throughout the property. The kitchen space also benefits from an integrated oven, 4 ring gas hob, and space for a washing machine. The large counter serves as a practical breakfast bar and dining space.

Flowing through into the living area, which has ample space for recreational furniture and creates a cosy feel - this space is the perfect area to relax in the evenings. The lounge area provides lovely views over the well manicured rear garden through large patio doors.

Graduating up to the first floor of the property you are granted access to two bedrooms and the house bathroom.

The principle bedroom is a good sized double room which benefits from fitted wardrobes and storage cupboard providing ample storage space as well as a large rear aspect window which fills the room with light.

The second bedroom is a good sized single room which benefits from another large window and plenty of integrated storage.

The well presented house bathroom features a built in bath with shower attachment, wash hand basin and low level W/C.

Externally, the front of the property has a slate paddlestone boarded and a paved path which leads to the front door. the rear garden is primarily laid to lawn with a patio area which serves as the perfect place for summer barbeques and spending time with family.

Bramham is a historic West Yorkshire village located roughly midway between Leeds and York, known for Bramham Park, which hosts the Leeds Festival and Bramham International Horse Trials. Road access is primarily via the A1(M) and A64 roads.





Council Tax: C

# 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.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  |         | 81        | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |  |         |           |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                          |  |         |           | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                |  |         |           |

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

## Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01937 588228 Email:

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