

TENURE

Freehold

COUNCIL TAX

Band E (from internet enquiry)

SERVICES

We understand mains waterm, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared August 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Bramham ~ 7 Lyndon Close, LS23 6SR

This skilfully extended four-bedroom detached family home boasts a larger than expected plot with generous private gardens to side and rear boasting designated outdoor dining spaces altogether located on this popular residential development.

- Attractive four-bedroom detached family home
- Sympathetically extended to rear
- Two comfortable reception rooms
- Stunning breakfast kitchen with separate utility & downstairs w.c.
- Sun lounge with access to generous rear garden
- Principal bedroom with vaulted ceiling and en-suite shower facility

£475,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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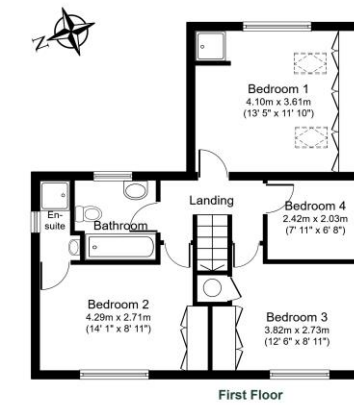
Agents Commentary

This extended four-bedroom detached family home enjoys a generous garden plot and has been skilfully extended at the rear with a two-story addition creating a beautifully presented breakfast kitchen and a spacious principal bedroom above complete with an en-suite shower and impressive vaulted ceilings.

On the ground floor, the entrance leads into a dining room with a separate lounge, which features sliding doors into a conservatory on the side. The conservatory offers a delightful view of the large, private gardens to the side and rear with double doors leading out to a patio area. The rear extension has resulted in a generous breakfast kitchen featuring bespoke cabinetry, Corian worktops and a central island, patio doors opening to the rear garden. There is also a separate utility room with matching oak block worktops and base units, space and plumbing for white goods and a downstairs W.C.

The first floor features a principal bedroom at the rear, boasting a vaulted ceiling with exposed timbers, Velux windows, fitted wardrobes and en-suite shower facility. There are two additional double bedrooms, both with built-in wardrobes; one of these bedrooms also has an en-suite shower with a wash basin. Bedroom four is a single room currently used as a home office, offering a delightful view of the garden. The house bathroom is fitted with a modern white suite and attractive wall tiles.

To the outside, the property is nestled in the corner of this popular residential development on the outskirts of Bramham village, ideally located for commuting due to its proximity to the A1(M). The property features a generous driveway at the front, providing comfortable off-street parking and giving access to a single detached garage. The front of the house has an open lawn, while the rear and side gardens are larger than expected with established trees and privet hedging affording a good degree of privacy. A generous patio area accessible from the conservatory and kitchen provides an ideal space for outdoor entertaining and 'al-fresco' dining.



NOT TO SCALE For layout guidance only
Total floor area 120 sq.m. (1,291 sq.ft.) Approx

