



TENURE

Freehold

COUNCIL TAX

Band A (from internet enquiry)

SERVICES

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

GENERAL

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

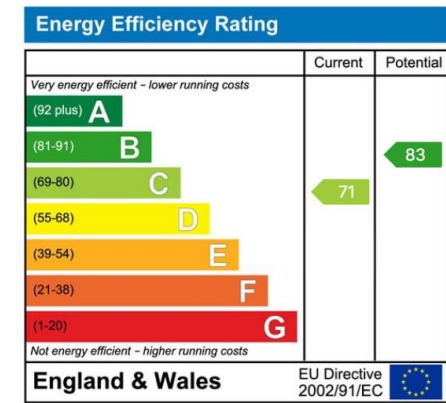
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries. Please note : Only the fixtures and fittings specifically 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 September 2024



Bramham ~ 18 Clifford Road, LS23 6RN

A beautifully presented and significantly extended 3 bedroom mid terraced house providing light and spacious family accommodation together with good sized gardens and off road parking close to the village centre.

- Light and Spacious living accommodation
- Full width ground floor extension with vaulted ceiling and bifold doors
- Modern Kitchen and Bathroom
- Lounge with wood burning stove
- Utility with wc
- Three good sized bedrooms two with fitted wardrobes
- Generous gardens enclosed to the rear

£299,950 PRICE REGION



MISREPRESENTATION ACT

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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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

Property Description:-

Benefitting from gas-fired central heating and double-glazed windows and doors, the accommodation features:-

On the ground floor, a welcoming entrance hall with Karndean flooring extends through to the kitchen and rear extension, as well as into the useful utility/downstairs toilet. The well-proportioned lounge features a wood-burning stove and double doors that open into the rear extension. The modern kitchen boasts an excellent range of Howden wall and base units, slimline worktops and an underset sink, along with a Rangemaster cooker with a 5-ring hob and hood above. There is also a built-in dishwasher. An open archway leads to the rear extension, ideal for dining or other family functions and entertaining. This space is well-lit by natural light, with two Velux windows and bifold doors with built-in blinds that open onto the rear patio and garden.

On the first floor, there are three bedrooms, two with fitted wardrobes, and a modern tiled bathroom featuring a white suite, including a shaped bath, toilet, and wash basin.

To the outside, there are neat, well-tended gardens, including a block-paved driveway to the front. The rear garden is of generous size, featuring two patio areas, a lawn and shale borders.

Bramham is renowned for its historical park and annual horse trials, as well as its ease of access for commuting. Situated almost midway between Leeds, York, and Harrogate, and between London and Edinburgh, the A1 is readily accessible, with the A64 and A1/M1 link road only some 5 miles away. Rail connections are available in both Leeds and York, with Leeds/Bradford Airport and North Sea Ferries at Hull also within car commuting distance. The market town of Wetherby offers excellent shopping, schooling, and sporting facilities, including a swimming pool and golf courses. The village itself has its own school, shop, public house, parish church, and garage.

Agents Note:-

There is a right of way across the rear garden for refuse collection, used by the neighbouring property.

