



TENURE

Freehold

COUNCIL TAX

Band E (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 October 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bramham ~ Manor House West, High Street, LS23 6QQ

This charming Grade II listed period home boasts four bedrooms and over 2,200 sq ft of living space, spread across four floors. Located in a popular village with ease of access to road network links, the property benefits from private south-westerly facing gardens, providing ample outdoor space and a peaceful retreat.

- 18th century Grade II listed period property
- Four-bedroom semi-detached home
- Generous reception room
- Charming breakfast kitchen with large inglenook fireplace
- Over 2,200 sqft of accommodation
- Basement with further scope and versatility
- Private south westerly facing enclosed gardens
- Parking and detached garage

£625,000 OFFERS OVER



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.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

Manor House West is an enchanting 18th-century limestone property, originally part of the Bramham Park Estate with a rich history and unique character. Split into two sections in 1850, Manor House West retains the grandeur of its larger half, offering over 2,200 square feet of living space spread across four floors.

To the ground floor, the entrance on the side leads to a rustic kitchen and dining area, featuring a stunning original inglenook fireplace, exposed ceiling beams and fitted timber cabinetry, all with picturesque views of the garden. An inner hallway connects to the sitting room, which boasts a large open fireplace and sliding sash windows overlooking the south-facing garden. A front door with a fanlight provides an additional entrance.

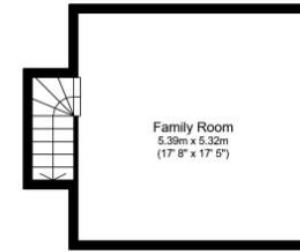
To the first floor, there are two spacious bedrooms, with built-in wardrobes and a shared family bathroom with three-piece suite. There is third, single bedroom, ideal for a nursery or home office. On the second floor, into the eaves features a further double bedroom with an en-suite shower room.

To the lower ground floor, this level offers versatile space that could be transformed into a games room, home gym or cinema room, adding to the home's flexibility.

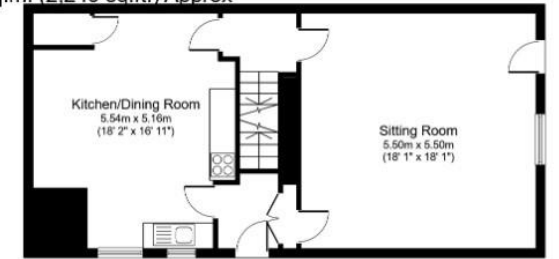
To the outside, the house benefits from a detached garage, potting shed and log store. The beautifully maintained south and west-facing garden, enclosed by mature trees and high hedges, provides a tranquil retreat. Despite being situated off Aberford Road, the property also has pedestrian access from the High Street.

This Grade II listed home showcases its historical significance with original beams, ornate fireplaces and large sash windows, making it a perfect blend of period charm and modern living altogether located in the popular village well placed for commuting further afield on the A1/M.

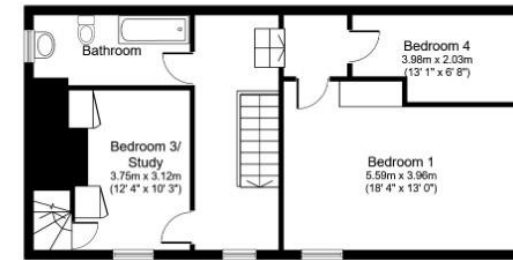
Total floor area 208.9 sq.m. (2,249 sq.ft.) Approx



Basement



Ground Floor



First Floor



Second Floor

