



TENURE
Freehold.

COUNCIL TAX
Band F (from internet enquiry).

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

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

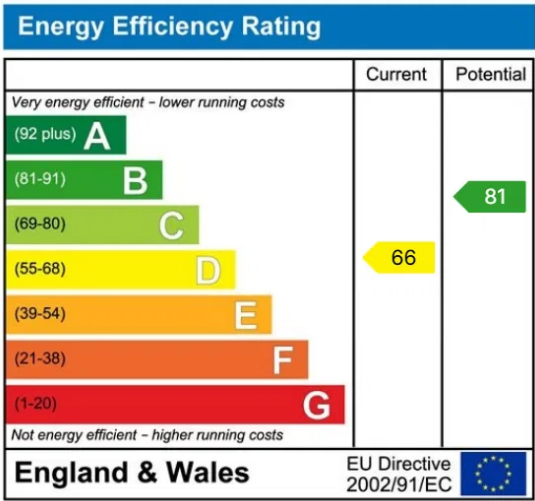
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



Bramham ~ 9 Cropstones, LS23 6SG

An extended 3 bedroom detached house providing scope for modernisation and further extension stpp, occupying a pleasant cul de sac position on the edge of this popular village. No onward chain

- Enlarged ground floor living space
- lounge, dining room and kitchen
- 3 bedrooms and bathroom
- Utility and workshop extension
- Attached garage
- Central heating and double glazed
- Generous sized gardens

£435,000 PRICE REGION



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
01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Situated in a peaceful cul-de-sac in a popular and well-connected village, this 3-bedroom detached house offers a fantastic opportunity for those looking to modernise and make it their own. The property is ideally located with easy access to the A1, making it perfect for commuters, yet benefits from the tranquillity of village living.

On the ground floor, the entrance hall provides access to a spacious lounge, offering a comfortable space to relax and unwind. The extended dining room, with French doors leading to the rear garden, brings in plenty of natural light and offers the perfect setting for family meals and entertaining. The extended kitchen, is ideal for those looking to update and create a modern cooking space. Additionally, a downstairs WC adds convenience, and there's covered access to a utility room and workshop, providing excellent practical space for storage or hobbies. The attached garage is another benefit, offering internal access from the house.

Upstairs, three well-sized bedrooms, each offering a comfortable space to retreat to, and a family bathroom. The property sits on generous-sized gardens at both the front and rear. While the rear garden was once beautifully landscaped, it is now in need of some attention, presenting an exciting opportunity to create your own outdoor oasis.

The front garden offers further potential and space to enhance the property's curb appeal. Although the property has been extended and offers plenty of living space, it does require modernisation throughout, making it a perfect project for those wishing to add value and personalise their home.

