



8 TENTER HILL
WETHERBY, LS23 6QZ

£445,000
FREEHOLD

Discover your dream detached cottage in the tranquil Bramham village, located on a quiet road and featuring high specification finishes. This is the ideal home you've been looking for!

MONROE

SELLERS OF THE FINEST HOMES

8 TENTER HILL

- Cottage • Chain Free • Rural Setting • Two Bedrooms • 782 Sqft • Log Burner • Bi Fold Doors • Parking & Log Store • Quiet Road • Travel Links



This beautifully finished two-bedroom cottage is sold chain-free and located on a tranquil road in the charming village of Bramham. Its high-quality design truly sets it apart. You'll appreciate the convenience of being close to Boston Spa and Wetherby, where a delightful selection of restaurants, bars, and shops awaits you. Plus, the property features a south-facing courtyard garden along with a log store and parking, making it an ideal choice for modern living.

As you step inside, you're welcomed into a hall/dining room that connects seamlessly to both the kitchen and the lounge. A cosy log burner sits between the lounge and dining area, providing warmth on chilly evenings. Bi-fold doors open up to the sunny rear garden.

The kitchen is a bespoke, fully fitted space complete with Neff and Beco appliances, along with a built-in wine rack for your collection.

Upstairs, you'll find two spacious bedrooms and a stylish house bathroom featuring a freestanding bath and an exposed stone wall.

At the rear, there's a south-facing enclosed Indian stone patio, log store and complemented by a generous flower bed and two parking spaces.

To book a viewing of this wonderful cottage in Bramham village, call Monroe.

REASONS TO BUY

- Character Cottage in Desirable Village Location
- Two Bedrooms
- High Spec Throughout
- Stunning Open Plan Kitchen Diner
- Off-Street Parking
- Sought After Location

ENVIRONS

In the heart of the village. Its close proximity to the A1M makes Bramham an ideal location for commuting and accessing major motorways. With the popular market town of Wetherby and the vibrant village of Boston Spa nearby, residents can enjoy a fantastic selection of bars, pubs, and restaurants, as well as all the necessary amenities for convenient living.

SERVICES

We are advised that the property has mains water, electricity, and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

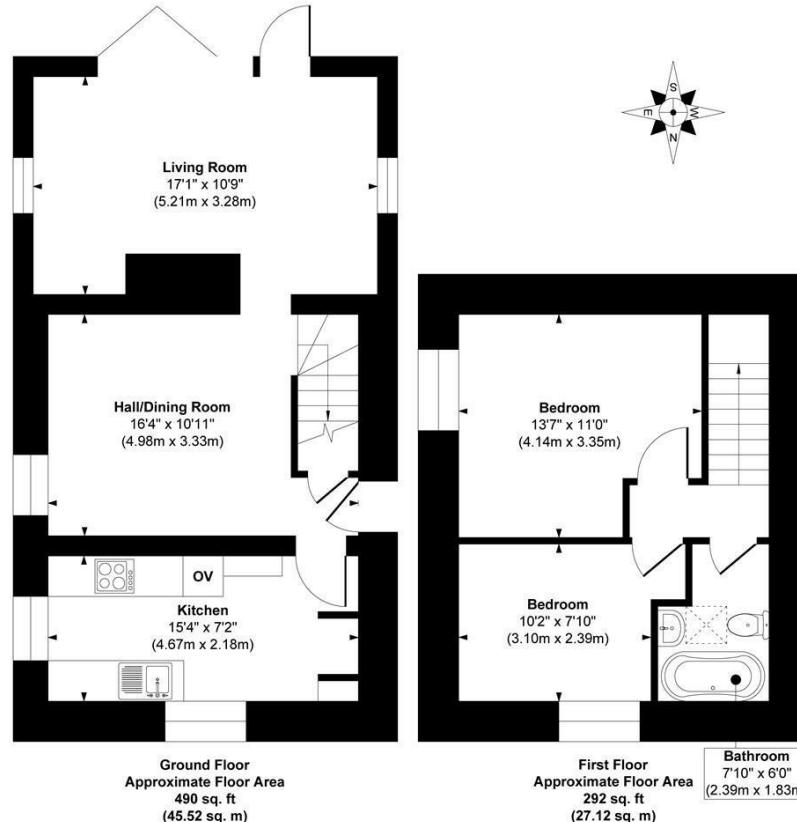
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

8 TENTER HILL





Approx. Gross Internal Floor Area 782 sq. ft / 72.64 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | 58 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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