HOUSE BATHROOM
Modern suite comprising white low flush w.c. with concealed system, vanity wash basin with cupboard beneath, bath, shower cubicle with attractive wall and matching floor tiles, chrome heated towel rail, double glazed window to front, ceiling spotlights, extractor fan.

TO THE OUTSIDE

One of just four recently built stone properties situated within a private gated development on the outskirts of Bramham. The property enjoys a block paved driveway to front providing off-street parking and serving access to integral garage.

GARAGE
6m x 3m (19'8" x 9'10")
With electric up and over door, light and power laid on as well as hot and cold water supply and provision for white goods/utility area. With double glazed windows to side and rear elevation along with personnel door leading out to enclosed rear garden.

GARDENS



Neat parcel of lawn to front and lawned garden to side with fenced perimeter, hand gate revealing access to enclosed private rear garden laid mainly to lawn with secure perimeter boundary. Raised patio area with direct access from kitchen, creating the ideal space for outdoor entertaining and "al-fresco" dining.

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

TENURE
Freehold.

COUNCIL TAX
Band E (from internet enquiry).

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

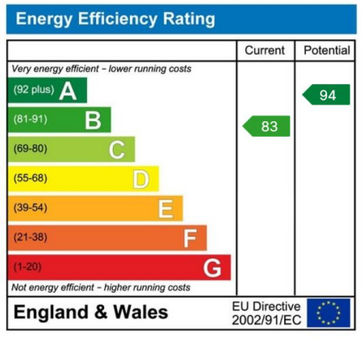
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 May 2025



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.
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THE GUILD PROPERTY PROFESSIONALS

RICS



Bramham ~ Meadow House, Farfield Court, Wetherby Road, LS23 6FX

Meadow House is a skilfully designed and beautifully presented new build five-bedroom detached family home, enjoying a prominent position on this exclusive gated community within the popular historic village of Bramham.

- Attractive new build with the remainder of a 10-year warranty
- Four bedrooms, two having luxury en-suite facility
- Stunning dining kitchen with integrated appliances and field views
- Separate living room with wood burning stove
- Underfloor heating to the entire ground floor
- Attention to detail and high specification throughout

£575,000 OFFERS REGION

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BRAMHAM

Bramham is renowned for its historical park and annual horse trials but also for its ease of access for commuting. Situated almost midway between Leeds, York and Harrogate and London and Edinburgh. The A.1. is readily accessible with the A64 and A1/M1 link road only some 5 miles. 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 swimming pool and golf courses and the village has its own school, shop, public houses, parish church and garage.

DIRECTIONS
Heading towards Bramham along Thorner road, turn left onto Paradise way and continue onto Wetherby road. Take the first left onto Farfield Court a private lane where the property is set back behind security gates.



THE PROPERTY
Built to an exceptional standard with attention to detail throughout this detached family home benefits from double glazed sliding sash windows and doors, LED ceiling spotlights, underfloor heating to the entire ground floor accommodation and gas-fired central heating. Meadow House is one of only four new builds on this private gated community on the outskirts of Bramham. In person viewing advised to appreciate the quality of accommodation on offer, which in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH
Hardwood front door, double glazed sliding sash window to side, attractive floor tiles and matching skirting that flows throughout the ground floor accommodation, single radiator, internal oak door leading to :-

HALLWAY
Staircase to first floor having useful understairs storage cupboard.

DOWNSTAIRS W.C.
Contemporary white suite comprising low flush w.c. with concealed system and tiled back, vanity wash basin with tiled splashback, cupboard beneath, double glazed window to side.

LIVING ROOM
5m x 3.5m (16'4" x 11'5")
A lovely light room with a pair of double glazed sliding sash windows to front elevation, rustic fireplace with wood burning stove mounted upon stone hearth and heavy mantle above, television aerial, ceiling spotlights, large opening through into :-



OPEN PLAN KITCHEN DINER
6m x 3.6m (19'8" x 11'9")



Newly fitted kitchen with contrasting "Shaker style" wall and base units, cupboards and drawers, attractive Quarts work surfaces with matching up-stands. Integrated appliances include double stacked oven, five ring gas hob with extractor hood above, 50/50 split fridge freezer. A large central island with matching quartz worktops having base units, inset Belfast sink and integrated wine cooler, dishwasher and automatic washer dryer. Stylish pelmet lighting and LED ceiling spotlights. Comfortable space to side for dining table and chairs, television aerial, pleasant outlook over enclosed rear garden, with aluminium five leaf bi-folding doors leading out.



FIRST FLOOR

LANDING
Loft access hatch, radiator.

MASTER BEDROOM
4.4m x 3m (14'5" x 9'10")
Light and spacious double bedroom with partially vaulted ceiling, pair of double glazed sliding sash windows to front elevation, fitted eaves storage beneath, radiator, walk way through into dressing room with fitted shelving and hanging space to one side, velux window to rear.



LUXURY EN-SUITE BATHROOM
Stylish white suite comprising jacuzzi bath with tiled surround, white low flush w.c., wash hand basin, large walk in double shower cubicle with contemporary shower fittings, chrome heated towel rail, part-tiled walls and matching floor tiles, ceiling spotlights, extractor fan, velux window.



BEDROOM TWO
5.6m x 3.1m (18'4" x 10'2")
A double bedroom with sliding sash window to rear elevation enjoying a pleasant outlook over private garden and village views beyond. Radiator, LED ceiling spotlights, television aerial, internal door leading to :-



EN-SUITE SHOWER
Contemporary white suite comprising low flush w.c., vanity wash basin with cupboards beneath, walk-in shower cubicle, attractive wall and floor tiles, heated towel rail.

BEDROOM THREE
3.3m x 2.7m (10'9" x 8'10")
With double glazed windows to front elevation, radiator beneath, LED ceiling spotlights, television aerial.

BEDROOM FOUR
3.1m x 3m (10'2" x 9'10")
With double glazed window to front elevation, single radiator, television aerial, ceiling spotlights.