









## Aberford Road, Bramham

- THREE BEDROOM MID TERRACE COTTAGE
- RICH IN CHARACTER
- GARAGE
- SOUGHT AFTER LOCATION
- COTTAGE STYLE BATHROOM
- EPC RATING - C / COUNCIL TAX - E

HUNTERS®
EXCLUSIVE

## Asking Price £495,000

# Aberford Road, Bramham

## DESCRIPTION

Hunters Wetherby are proud to present to the market this full of character mid terrace double fronted cottage which is located in the quiet village of Bramham, this property offers beautiful countryside views, charm and tranquillity.

Upon entering the property, you are welcomed into the spacious dining room. Boasting a multi fuel log burner and solid oak floors, this is the perfect space to unwind and enjoy family time or welcome guests into.





Through the dining room is the sitting room which offers stunning views through a large window to the front with an open fire adding to the calming atmosphere. This room is the perfect place to unwind after a long day.

The country style kitchen features a range of fitted wall and base units, with space available for both an under counter fridge and freezer, as well as an oven and hob. The design of the kitchen space is very in keeping with how this home is presented. A utility space completes the ground floor accommodation and provides plumbing for a washing machine and space for a dishwasher.

The first floor boasts three bedrooms with bedroom one and two being doubles, both offer the added benefit of built in style cupboards and boasts picturesque views of the countryside.





The cottage style bathroom is comprised of a freestanding roll top bath with shower over, wash hand basin and low level W/C. Partially tiled walls and neutral colour schemes give this room a luxurious feel and is a true haven.

Outside, the rear garden is mainly laid to lawn with a gravelled area to the side, perfect for outdoor furniture. Mature bushes and shrubs provide a boundary to neighbouring properties.
A charming summer house occupies a peaceful corner of the rear garden, and is the ideal relaxation area.

The front of the property is partially laid to lawn with a wall boundary to the front of the property, and bushes which populate the internal garden.

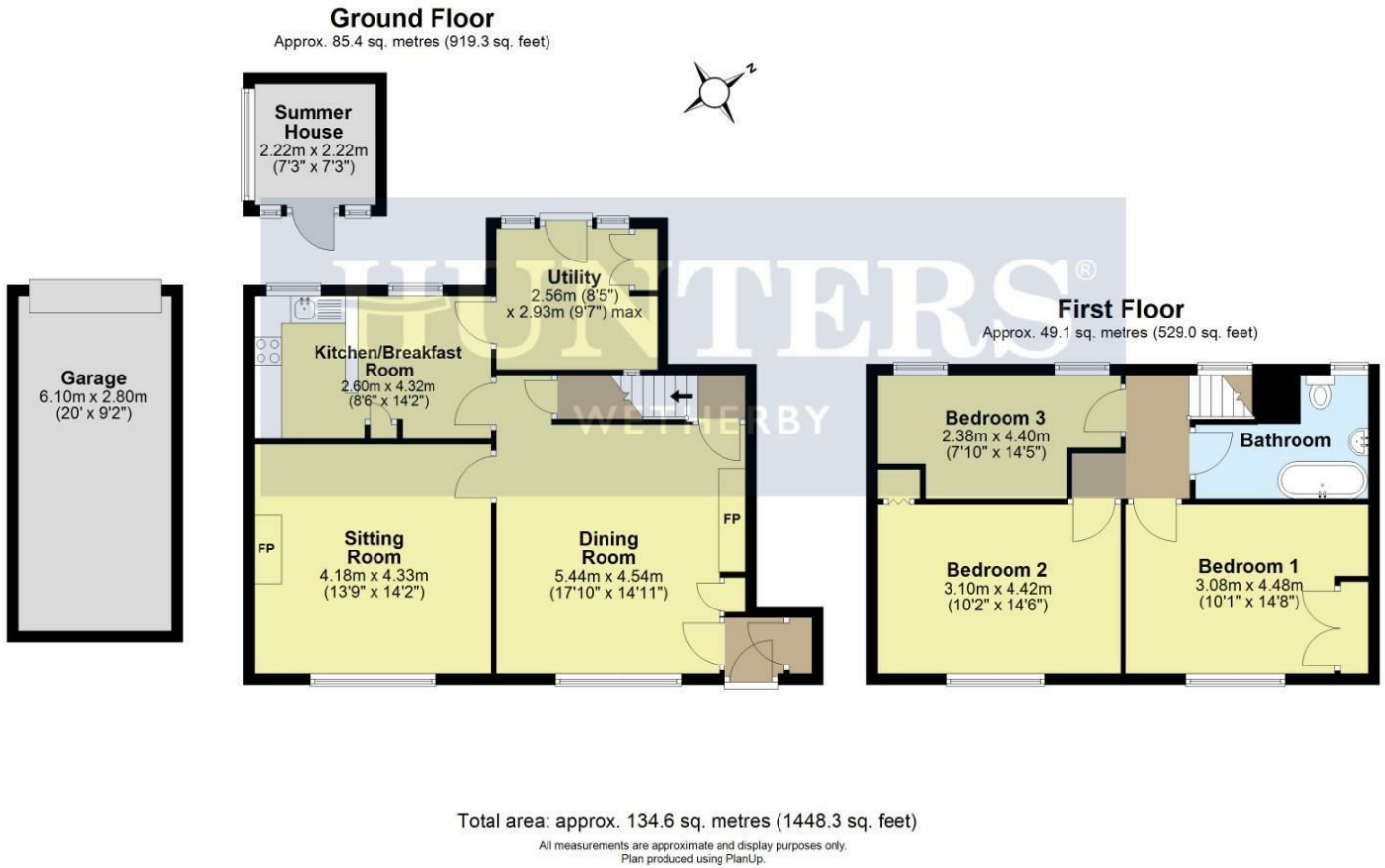
Bramham is a highly popular village with its local village amenities and being close to Boston Spa which has a delightful selection of shops, schools, public houses and restaurants. The market town of Wetherby is approximately five miles away and the well-established commuting links provide access to Leeds, York and Harrogate.




HOUSE PLANTS

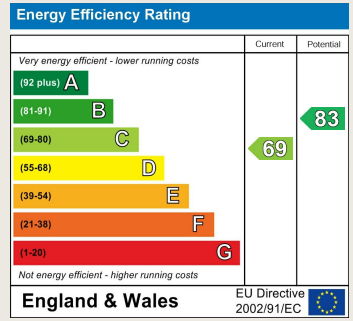







## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


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The Property Ombudsman