



1 MILNTHORPE GARDENS WETHERBY, LS23 6SH

£550,000
FREEHOLD

This detached bungalow on Milnthorpe Gardens is a wonderful opportunity for anyone seeking a spacious and comfortable home in a desirable location. Don't miss your chance to make this charming property your own.

MONROE

SELLERS OF THE FINEST HOMES

1 MILNTHORPE GARDENS

- NO CHAIN • Stunning Detached Bungalow
- Fantastic Landscaped Gardens • Newly Renovated
- Modernized Throughout • Desirable Bramham Village
- Three/ Four Bedrooms • Double Garage and Driveway
- Dedicated Office/ Fourth Bedroom
- Spacious Kitchen Diner



Discover an exquisite detached bungalow located in the charming village of Bramham, presenting a fantastic chain-free opportunity. This spacious residence spans an impressive 1,667 square feet and features a beautifully designed fitted kitchen, a generous double garage, and meticulously landscaped gardens that enhance its curb appeal.

As you enter, you are greeted by a bright and airy porch that leads into the entrance hall. This area provides access to two spacious bedrooms, one of which features a luxurious En-Suite bathroom. There is also a separate shower room available for guests. Both bathrooms are beautifully designed with Italian tiles sourced from Inter Ceramica in Harrogate, adding a touch of sophistication to the space.

The living room is filled with natural light and features a electric fire, creating a warm and inviting atmosphere. The kitchen, crafted by Interiors of Harrogate, showcases stunning quartz worktops and top-of-the-line Siemens appliances, making it perfect for cooking enthusiasts.

Additionally, there is a third bedroom and a study that can also serve as a fourth bedroom. Plus a utility space.

Outside, you will find beautifully maintained gardens, a spacious driveway, and a double garage, offering both convenience and aesthetic appeal.

If you would like to experience the beauty of this wonderful bungalow, don't hesitate to book a viewing by calling Monroe.

ENVIRONS

Its proximity to the A1M means Bramham is well-poised for commuting and connecting to major motorways. With the popular market town of Wetherby and the vibrant village of Boston Spa on the doorstep, there is also a fabulous selection of bars, pubs, and eateries to choose from along with all the amenities required for convenient living.

REASONS TO BUY

- Beautifully Presented
- Three/Four Bedrooms
- Shower Room & En-Suite
- 1667 Sqft
- Recently Newly Fitted Kitchen with Integrated Appliances
- Landscaped Gardens
- Double Garage
- Sought after location

CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the

interior or exterior of the property could look like

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

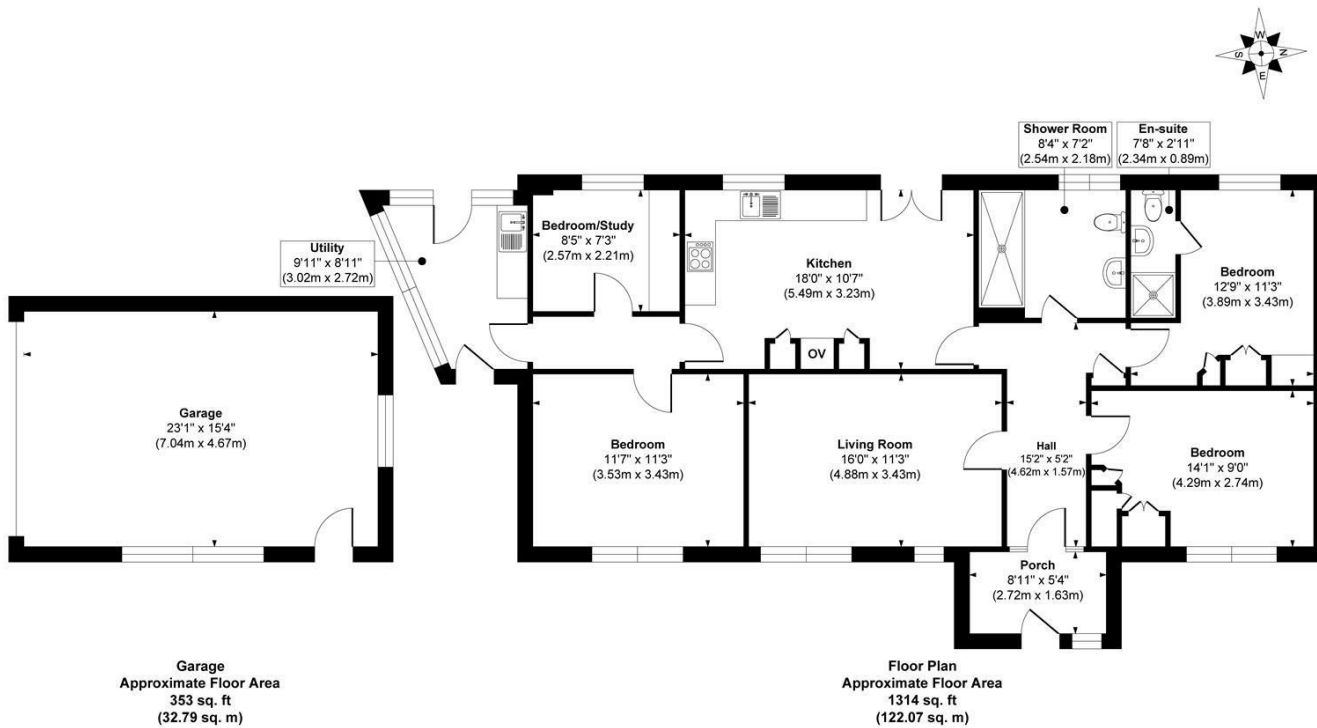
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 1667 sq. ft / 154.86 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
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| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 70 | 78 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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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