



Back Street, Bramham,

- TWO BEDROOM END OF TERRACE HOUSE
- SOUGHT AFTER LOCATION
- PERFECT FOR THOSE LOOKING TO DOWNSIZE, FIRST TIME BUYERS OR INVESTORS
- COURTYARD
- MODERN BATHROOM
- EPC RATING - D / COUNCIL TAX BAND - B

Asking Price £185,000

Tenure: Freehold

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Back Street, Bramham,

DESCRIPTION

Nestled in the picturesque village of Bramham, this delightful end terrace house on Back Street offers a perfect blend of comfort and style.

As you step inside, you are greeted by a warm and inviting lounge, featuring an attractive electric fireplace with a stone hearth that serves as a lovely focal point for the room.

The kitchen is fitted with a range of wall and base units and features an integral oven and hob, making it a pleasure to prepare meals. There is also space for a washing machine and fridge freezer. An external door leads to the rear courtyard.

Completing the ground floor is the modern house bathroom which consists of large walk in shower, low level w/c and vanity unit.

As you ascend to the first floor, you will find the two bedrooms. The first bedroom is particularly spacious, allowing for ample furniture arrangements and a lovely view of the front of the property. The second bedroom overlooks the rear.

The lovely courtyard at the rear is perfect for enjoying sunny afternoons.

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. A viewing is highly recommended!

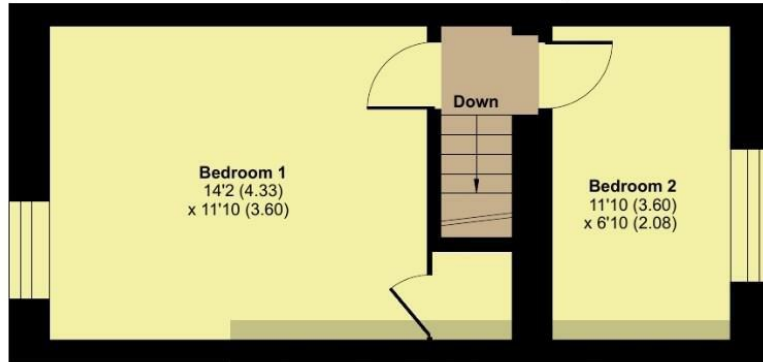
AGENTS NOTE: Please see the land registry on the last photo. The vendors have made us aware there is nothing against putting a fence up to create more privacy.



Folly Cottage, Back Street, Bramham, Wetherby, LS23

Approximate Area = 644 sq ft / 59.8 sq m

For identification only - Not to scale



**FIRST FLOOR
APPROX FLOOR
AREA 27 SQ M
(291 SQ FT)**



**GROUND FLOOR
APPROX FLOOR
AREA 32.7 SQ M
(353 SQ FT)**



Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



Council Tax: B

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	59	86	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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

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