

### BEDROOM THREE

10'5" x 8'6" (3.2m x 2.6m)

With double glazed window to rear, radiator beneath, fitted wardrobes to one side, television aerial.

### BEDROOM FOUR

10'5" x 8'2" (3.2m x 2.5m)

With double glazed window to front elevation, radiator beneath, television aerial.

### HOME OFFICE

8'2" x 12'8" (2.51m x 3.87m)

With double glazed window to front elevation, radiator, decorative ceiling cornice.

### HOUSE BATHROOM

Modern and well appointed with an attractive white suite comprising bath with mixer tap, vanity wash basin, white low flush w.c., heated towel rail, corner shower cubicle, tiled walls and floor tiles, double glazed window to rear.

### TO THE OUTSIDE

Quietly located on this exclusive cul-de-sac in the heart of Bramham, the property enjoys generous tarmac driveway to front providing comfortable off-street parking for multiple vehicles gives access to :-

### INTEGRAL GARAGE

19'4" x 17'4" (5.9m x 5.3m)

With electric up and over door, light and power laid on, window to rear, side door to utility, gas boiler.

### GARDEN

A large level lawned garden to front set behind established bushes to the front perimeter. The rear garden is laid mainly to lawn with a gentle slope down to the fence at the bottom, established hedging and bushes beyond affording an excellent degree of privacy. Steps off the back of the property lead to a generous patio spanning across the full width of the accommodation; ideal for outdoor entertaining with designated seating area.

### COUNCIL TAX

Band G (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 July 2022



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80   C    |
| 55-68 | D             | 68   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Bramham ~ 7 Fine Garth Close, LS23 6SQ

An exceptionally well appointed four bedroom detached family house occupying a generous and private position on this exclusive cul-de-sac in the heart of this historic village.

- Substantial four bedroom detached house
- Master bedroom having generous en-suite
- Two reception rooms
- Downstairs home office
- Modern breakfast kitchen
- Gardens to front and rear



**£695,000** PRICE REGION FOR THE FREEHOLD

**2 Recep 4 Beds 1 Bath 1 En-suite**

### MISREPRESENTATION ACT

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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

Proceeding from Wetherby southwards along the A168 parallel to the A1. At the T junction turn right towards Bramham, left again into Bramham village. In the centre of the village, turn left into Clifford Road, right into New Road and second left onto Back Lane with the church in front of you. Then first left onto Fine Garth Close where the property is identified on the left hand side by a Renton & Parr for sale board.

## THE PROPERTY

Available with the benefit of no onward chain this spacious family home benefits from double glazed windows, gas fired central heating and in further detail comprises :-

## GROUND FLOOR

### ENTRANCE HALL

Access gained by a modern composite door to side elevation. Two radiators, decorative ceiling cornice, return staircase to first floor with storage beneath.

### DOWNSTAIRS W.C.

A modern white suite comprising white low flush w.c., wash hand basin, part-tiled walls and floor tiles, double glazed window to rear, ladder effect heated towel rail.

## LOUNGE

20' 8" x 12' 9" (6.3m x 3.9m)

With double glazed window to front elevation, radiator beneath, stone fireplace with coal-effect gas fire inset, further radiator, television aerial, decorative ceiling cornice, double internal doors leading to :-



## DINING ROOM

12' 5" x 12' 5" (3.8m x 3.8m)

With double glazed window to rear, decorative ceiling cornice.



## BREAKFAST KITCHEN

19' 4" x 8' 2" (5.9m x 2.5m)

A modern kitchen comprising a range of modern gloss wall and base units, cupboards and drawers, inset sink unit with mixer tap, integrated appliances include dishwasher, ceramic hob and extractor hood above as well as cooker with space for fridge freezer. Laminated worktops and tiled splashbacks, double glazed window to rear, ceiling spotlights. The breakfast/dining area has radiator, window to front and door leading to :-



## UTILITY

7' 10" x 5' 10" (2.4m x 1.8m)

With double glazed window to rear, matching worktop, space and plumbing below for automatic washing machine and tumble dryer, radiator.

## FIRST FLOOR

### LANDING

A light and generous space with window to side elevation, loft access hatch, airing cupboard.

### BEDROOM ONE

12' 5" x 12' 5" (3.8m x 3.8m)

With double glazed window to front elevation, fitted wardrobes to one side, television aerial, door leading to :-



### EN-SUITE

9' 10" x 7' 2" (3m x 2.2m)

Impressive in size comprising a large walk-in shower cubicle, vanity wash basin with worktop and cupboards beneath, tiled wall and floor tiles, white low flush w.c., double glazed window to side, chrome ladder effect heated towel rail, ceiling spotlights.



### BEDROOM TWO

12' 5" x 10' 5" (3.8m x 3.2m)

With fitted wardrobes to one side, television aerial, double glazed window to rear, radiator beneath.

