



BEDROOM THREE

7'2" x 6'6" (2.2m x 2.0m)

With double glazed UPVC window to rear elevation, radiator beneath, built in wardrobe, decorative ceiling cornice, ceiling spotlights.

TO THE OUTSIDE

To the front the property enjoys a pleasant outlook with neat level lawned garden, hedging to the perimeter, attractive Indian flagged path leading to front door.

REAR GARDEN

Low maintenance in nature with attractive Indian stone flags laid, walled perimeter hand gate to rear leading to driveway and single garage.



SINGLE GARAGE

7'2" x 14'9" (2.2m x 4.5m)

With manual up and over door, lights and power laid on.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

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.

Details prepared July 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







Bramham - 11 Lyndon Close, LS23 6SR

An attractive three bedroom detached family home, tastefully decorated throughout occupying a prominent position on this popular residential development, with lawn garden to front and attractive low maintenance Indian stone paved flagged rear garden.

- Modern three bedroom detached family home
- Kitchen with adjacent dining room
- Separate lounge with conservatory to rear
- Bedroom one with en-suite shower
- House bathroom as well as downstairs WC
- Garden to front
- Driveway, single garage to rear

£365,000 PRICE REGION FOR THE FREEHOLD

2 Recep **3 Beds** **1 Bath** **En-suite**

MISREPRESENTATION ACT

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01937 582731
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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

Leaving Wetherby along the A1 southbound, approximately after two and a half miles take the Bramham/Thorner slip road, entering the village turn left down Clifford Road. Third left into Lyndon Road. Follow the road into the development turning left into Lyndon Close. Entering the cul-de-sac the property is situated on the left hand side and identified by a Renton & Parr for sale board.



THE PROPERTY

A popular style three bedroom detached family home, tastefully decorated and well presented throughout. The accommodation benefits from modern double glazed UPVC windows and doors, gas fired central heating and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

FRONT ENTRANCE

Access gained via modern UPVC front door leads into :-

DINING AREA

15'8" x 8'6" (4.8m x 2.6m) overall
With double glazed UPVC window to front elevation, radiator beneath, dado rail, decorative cornice, inset ceiling spotlights.

KITCHEN

12'5" x 7'2" (3.8m x 2.2m)
With a range of fitted wall and base units, cupboards and drawers, laminate worktop, inset stainless steel sink unit with mixer tap, integrated appliances include Neff double stack oven with four ring ceramic hob, extractor hood above, space and plumbing for fridge freezer, automatic washing machine and dishwasher. Tiled floor covering, ceiling spotlights, single radiator, double glazed UPVC window and single door to rear garden. Large opening through into the dining area with extended worktop creating breakfast bar.



DOWNSTAIRS W.C.

A white suite comprising low flush w.c., vanity wash basin with tiled splashback, double glazed window to rear, radiator beneath.

LOUNGE

15'8" x 11'1" (4.8m x 3.4m)
With double glazed bay window to front elevation overlooking lawned garden, radiator beneath, attractive modern fireplace set into chimney breast with "Living Flame" coal effect gas fire, dado rail, wall lights, decorative cornice, ceiling spotlights. Sliding doors leading through into :-



CONSERVATORY

9'10" x 9'6" (3.0m x 2.9m)
With double glazed UPVC windows to three sides, pair of double patio doors leading out to rear patio.



FIRST FLOOR

LANDING AREA

With double glazed window to rear, radiator beneath, loft access hatch.

BEDROOM ONE

12'5" x 8'10" (3.8m x 2.7m)
Double glazed UPVC window to front, radiator beneath, built in double wardrobes, dado rail, decorative ceiling cornice, LED ceiling spotlights. Internal door leading to :-



SHOWER ROOM

With tiled walls and floor tiles, chrome ladder effect heated towel rail, double glazed window to side, walk in shower cubicle.

HOUSE BATHROOM

White suite comprising low flush w.c., pedestal wash basin, bath with shower over, tiled walls and floor tiles, double glazed UPVC window to rear, radiator beneath, double shaver socket.



BEDROOM TWO

10'9" x 8'10" (3.3m x 2.7m)
With double glazed UPVC window to front elevation, radiator beneath, built in double wardrobes as well as above stair storage cupboard, decorative ceiling cornice, television aerial.