



15 Milnthorpe Close, , Bramham LS23 6TG

£425,000 | Freehold

maxwell hodgson

estate agents

Detached family home with four good sized bedrooms, one with en-suite, situated within this popular village location at the end of a cul de sac. Benefitting from PVCu double glazing throughout and gas central heating. The property comprises entrance hall, cloaks/WC, sitting room with bay window, modern fitted kitchen/breakfast, dining room and conservatory. To the first floor are four bedrooms, en-suite shower room to main bedroom and house bathroom. Outside there is a landscaped enclosed garden, and to the front garage and driveway. Viewing highly recommended. EPC Band C.

Hallway

PVCu entrance door with glazed panel to side. Radiator. Coved ceiling. Tiled floor. Understairs cupboard providing ample storage space. Stairs to 1st floor.

Cloakroom/WC

Fitted with low flush WC with enclosed cistern, wash hand basin with chrome mixer tap and vanity cupboard below. Tiled splashback. Obscure glazed window to front. Chrome ladder style heated towel radiator. Tiled floor.

Sitting Room

15'11" x 11'8" (4.85 x 3.56)
Living flame gas fire with Adam style fire surround and marble tiled hearth and inset. Bay window to front. Radiator. Coved ceiling. Double doors into;

Dining Room

12'1" x 9'1" (3.68 x 2.77)
Radiator. Coved ceiling. Extensive built in bookcase. Patio sliding doors into conservatory.

Kitchen

14'7" x 12'1" (4.45 x 3.68)
Modern fitted base and wall units with granite worksurfaces and upstands. Stainless steel 1 ½ bowl with chrome mixer tap and moulded drainer. Centre island with further cupboards and drawer unit with oak breakfast bar, inset gas hob and feature cooker hood over. Integrated appliances include oven, microwave oven, washing machine fridge and freezer, Bosch dishwasher. Feature lighting. Wall mounted boiler. Vertical radiator. Window to side and rear. Half glazed door leading to rear garden. Tiled floor.

PVCu Double Glazed Conservatory

10'7" x 7'10" (3.23 x 2.39)
Windows to three sides with glazed door leading to rear garden. Laminate flooring. Dimplex electric heater.

Landing

Airing cupboard housing hot water cylinder and providing linen storage space. Window to side, radiator.

Bedroom One

11'3" x 10'11" (3.43 x 3.33)
Sharps fitted wardrobes and set of drawers. Window to rear, radiator.

En- Suite Shower Room

Fitted with three piece suite comprising vanity unit wash hand basin with drawers and mixer tap, low flush WC, shower enclosure with direct shower over. Obscure glazed window to side. Tiled floor, tiled walls. Extractor fan. Ladder style heated towel rail.

Bedroom Two

11'1" x 10'4" (3.38 x 3.15)
Laminate floor, radiator. Window to front.





Bedroom Three

11'3" x 10'6" (3.43 x 3.20)

Laminate floor, radiator. Window to rear.

Bedroom Four

10'4" x 7'1" (3.15 x 2.16)

Laminate floor, radiator. Window to front.

House Bathroom

Fitted with three piece suite comprising; vanity unit wash hand basin with double cupboard and vanity work-top, low flush concealed cistern WC, bath with mixer tap and shower over. Extractor fan, ladder style heated towel rail. Obscure glazed window to side. Tiled walls, tiled floor.

Garage

16'9" x 8'4" (5.11 x 2.54)

Single up and over door. Power, light. Side door to rear garden. Storage overhead.

Outside Front

Tarmac drive leading to garage, Paved path leading to front entrance with gravelled area and shrubs with hedge to boundary. Outside light.

Outside Rear

Attractive landscaped tiered garden with gravel and astro turf levels allowing for easy maintenance. Stone and gravel patio/entertaining area. Timber fence to borders. Timber shed and Wendy house. Side pathway and gated access to front.

Council Tax

We understand the property has been placed in council tax band E.

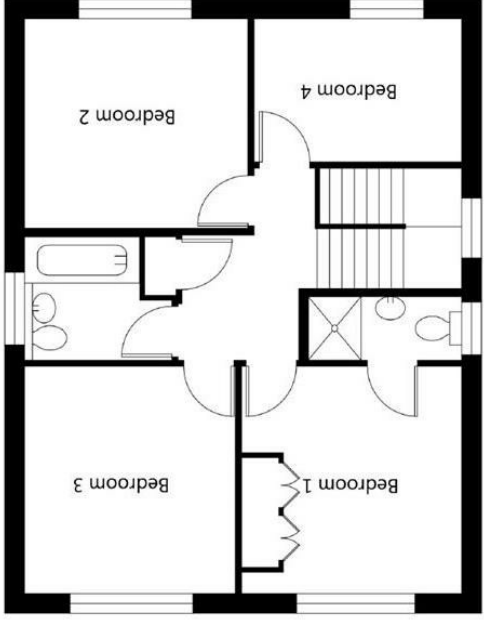
Services

All mains services are understood to be connected to this property.



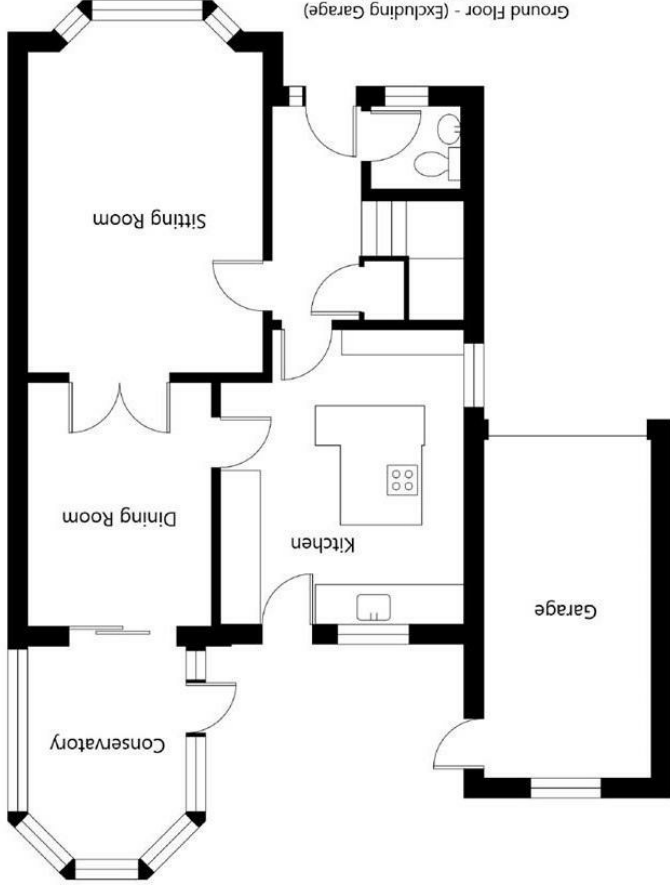


First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 617 SQ FT / 57.31 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1301 SQ FT / 120.82 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 684 SQ FT / 63.51 SQ M



Directions

Leave Wetherby in the direction of the A1 south, proceed over the Wattle Syke roundabout signposted Bramham. At the junction, turn left and left again into Bramham village. Follow the road around to the right and turn right into Milnthorpe Close. When the road splits turn right and the property can be found on your left indicated by the For Sale

