



Windmill Road, Bramham

- FIVE BEDROOM DETACHED HOUSE
- DOUBLE GARAGE
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- ANNEX
- BEAUTIFULLY LANDSCAPED GROUNDS
- EPC - D / COUNCIL TAX - G

Asking Price £895,000



Windmill Road, Bramham

DESCRIPTION

Hunters Wetherby are proud to present this incredible detached five bedroom, York Stone family home in an exclusive street location in Bramham. This property boasts versatile accommodation, perfect for families, those looking for extra space to entertain or seeking multi-generational living.

As you enter the property, the spacious entrance hall immediately sets the tone for the home and houses two well sized storage cupboards. The downstairs wc is conveniently located to the rear of the hallway and is comprised of a low level wc and wash hand basin.

To the right of the hallway is the lounge, set in cool blue tones with dual aspect windows, this space is adaptable to airy daytime lounging and cosy nights in front of the TV. A gas fire set on a marble hearth is the perfect focal point and adds to the cosy atmosphere.

The heart of this home is the kitchen diner, which was designed with culinary ease in mind. The kitchen features a range of wood wall and base units with solid Oak work surfaces and benefits from a range of integral appliances such as oven, microwave, fridge freezer, induction hob and dishwasher. Oak flooring flows seamlessly from the kitchen space, past the breakfast bar and into the dining area which is flooded with natural light by the large bay window overlooking the front gardens. Set aside the kitchen is the utility, featuring the same wall and base units as the kitchen and space for a washing machine.

To the first floor, the principal bedroom is nothing short of impressive with ample space on offer, a fitted dressing area and en suite. Dual aspect windows allow scenic views over the picturesque countryside that surrounds the property, and for natural light to fill the space. The en-suite is comprised of low level wc, wash hand basin and double walk in rainfall shower with an additional handheld shower attachment. Part tiled walls and a heated towel rail complete this room.

The second bedroom is another well sized double room, with ample space for bedroom furniture and additional space which is used as an office by the current owners. The layout here provides versatility for home working, or a teenagers sanctuary to relax and unwind.

Bedrooms three and four are both spacious with windows overlooking the countryside beyond.

The house bathroom is partially tiled and is comprised of a three piece white suite including a vintage style wash hand basin, low level wc and tiled bath with shower over. This bathroom also benefits from a heated towel rail.

The property also benefits from an annex which is accessed via stairs from the utility. The annex features two large rooms which are currently used as a family room and home work space by the current owners, however the work space could also become a generous fifth bedroom. A wc which is comprised of a low level wc and wash hand basin completes the annex. The versatility this additional accommodation offers is second to none for the modern family or for those seeking office space separate to the main household.

Externally, the grounds of this property have been beautifully landscaped creating the perfect space for families and those with green fingers.

To the front, an extensive block paved driveway provides ample off street parking and leads to the double garage, which benefits from electric roll over door. Mature shrubs, flowers and a tree border along the driveway and high hedge boundaries allow for additional privacy.

To the rear is a paved patio area, ideal for entertaining in those warmer summer evenings, with a raised ornamental pond with water feature being a scenic focal point within the extensive lawned areas. Mature plans, shrubs, bushes and trees fill the grounds with colour and light making it the perfect outdoor sanctuary.

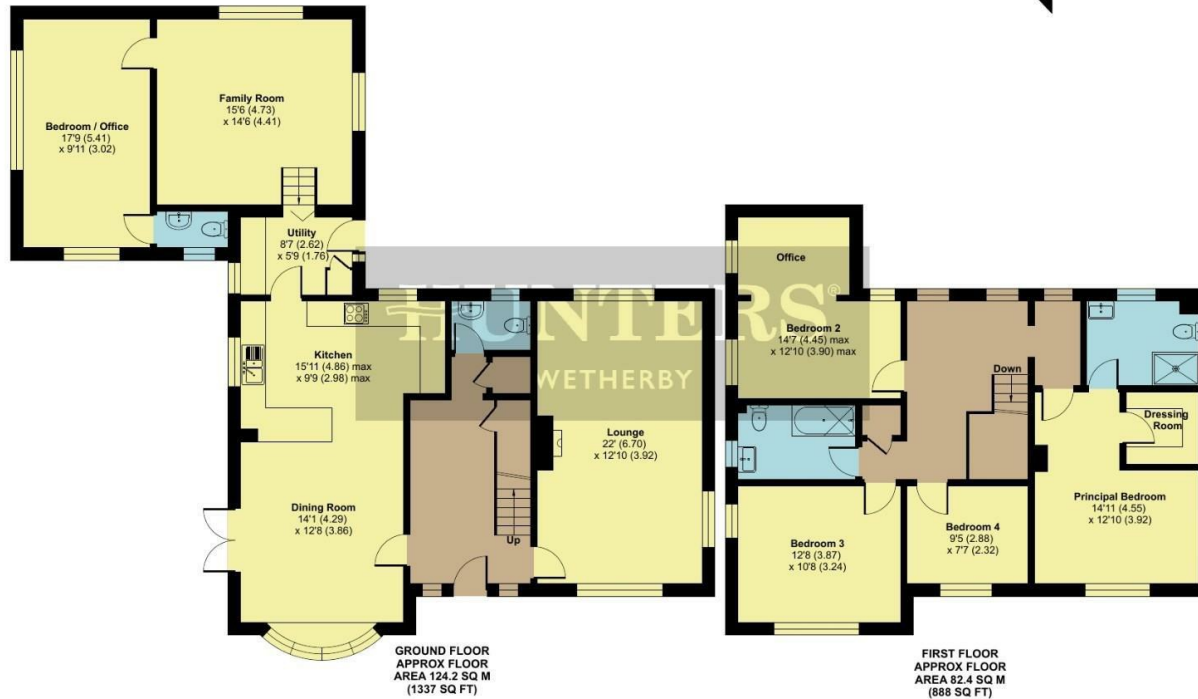




Windmill Road, Bramham, Wetherby, LS23

Approximate Area = 2225 sq ft / 206.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1429216

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
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			
England & Wales		63	71
		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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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