



Lyndon Crescent, Bramham, Wetherby, LS23 6RF

- SPACIOUS 3 BEDROOM HOME
- DETACHED GARAGE
- LOG BURNER
- BEAUTIFUL VIEWS OF BRAMHAM
- SOUGHT AFTER LOCATION
- EPC RATING - D / COUNCIL TAX BAND - B

Asking Price £350,000



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DESCRIPTION

Hunters Wetherby are delighted to present this spacious and characterful three-bedroom home, offering generous accommodation, plenty of natural light and a peaceful setting with lovely views over the surrounding fields. Combining charming period features with modern conveniences, this property offers versatile living space and is ideal for a range of buyers.

Upon entering, you are greeted by a large entrance hallway, providing an excellent first impression with plenty of space for coats and shoes, a vertical radiator and useful built-in storage.

To the left is the impressive living and dining room, a generous and versatile space featuring numerous windows which flood the room with natural light. A charming log-burning stove creates a warm and welcoming focal point, while the character and proportions of the room provide plenty of flexibility for both relaxing and entertaining.

The extended kitchen is well equipped with a range of integrated appliances, including an AEG double oven, AEG electric hob, dishwasher, fridge freezer and wine cooler. The extension provides additional space for a small dining area and benefits from an abundance of windows and roof lights, creating a bright and airy environment. The kitchen offers excellent storage and is a fantastic practical space for everyday living.

To the first floor are three bedrooms and the family bathroom. The smaller bedroom provides a versatile space which could be utilised as a bedroom, nursery or home office.

The principal bedroom is a bright and spacious room, offering plenty of space for wardrobes and additional storage, while enjoying an abundance of natural light.

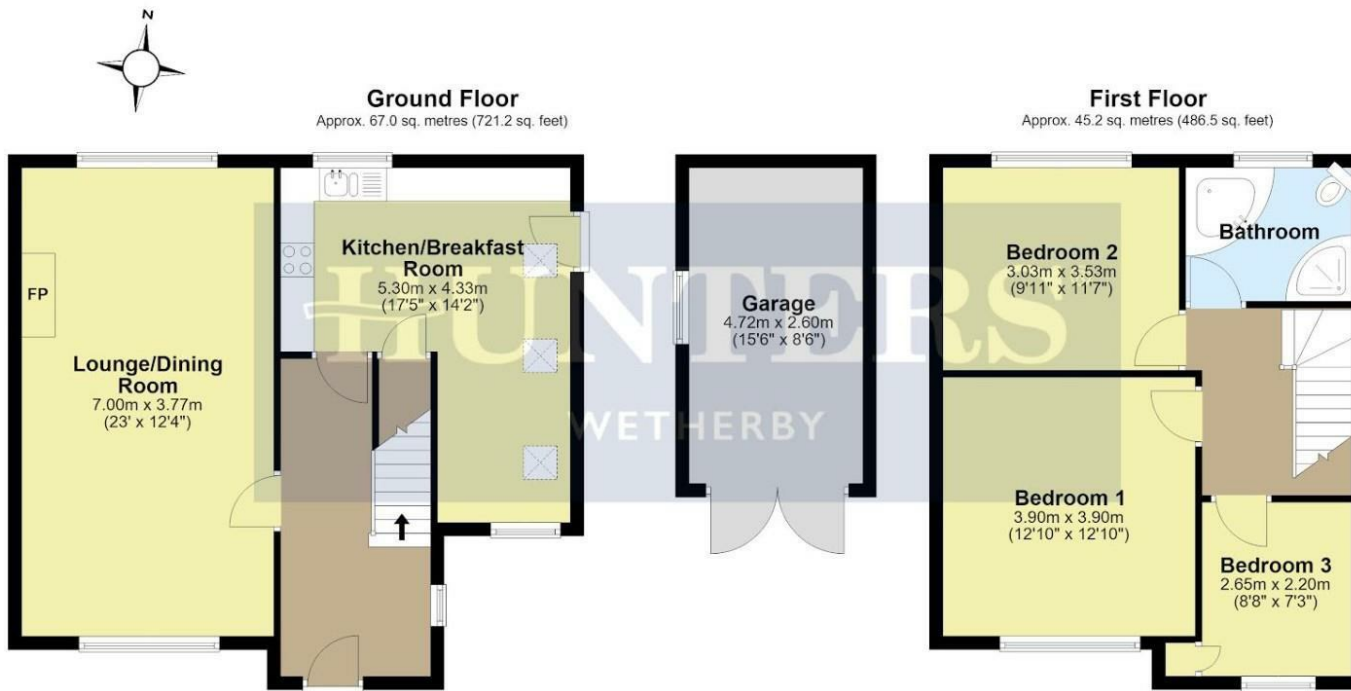
The third bedroom is currently used as a home office but is comfortably large enough to serve as a bedroom. The room also benefits from lovely views over the surrounding fields, providing a peaceful outlook.

The family bathroom comprises a WC, wash hand basin, bath and separate shower cubicle.

Externally, the property benefits from a detached garage situated immediately beside the house, providing valuable parking and storage. The rear garden offers a peaceful and private setting, with a patio area providing an ideal space for outdoor seating and entertaining, alongside a pleasant garden area.







Total area: approx. 112.2 sq. metres (1207.7 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewings

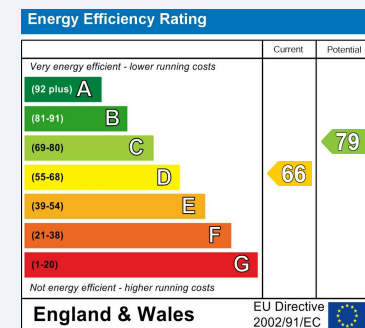
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.