



## Back Lane, Bramham

- TWO BEDROOM DETACHED BUNGALOW
- BEAUTIFUL GARDEN
- TWO RECEPTION ROOMS

- SOUGHT AFTER LOCATION
- DETACHED GARAGE
- EPC RATING- D / COUNCIL TAX BAND - D

**Guide Price £500,000**

**Council Tax: D**





# Back Lane, Bramham

## DESCRIPTION

\*\*\*\*GUIDE PRICE £500,000 - £525,000\*\*\*\*

Welcome to this charming property located on Back Lane, one of the most desirable areas in Bramham which looks out across the beautiful landscape of the historic church in the picturesque village of Bramham, Wetherby. This delightful bungalow boasts two bedrooms, perfect for those looking for a quiet and exclusive location.

On entering the property, you are welcomed by a bright hallway that sets the tone for the rest of the property. The natural light that floods through the hallway creates a warm and inviting atmosphere, making you feel at home from the moment you walk in.

The lounge features a traditional stone fireplace with gas fire. The lounge is bright and airy with one large window looking out to the front elevation and a further window to the side of the room looking onto the driveway.

The well-equipped kitchen features integral fridge, oven, grill, and hob with a range of wall and base units. One of the highlights of this property is the added benefit of a utility room with added wall and base units to store ironing board, Hoover and other essential items with a beautiful stable door leading direct onto the rear patio. There is also space for a washing machine.

The conservatory, offers a tranquil space to relax and unwind. With French doors opening into the rear garden, you can enjoy the beauty of the outdoors from the comfort of your own armchair.

There are two generously sized bedrooms, both equipped with fitted wardrobes, offering ample storage space.

The bathroom is fully tiled consisting of shower cubicle, low level w/c and wash hand basin.

This property features a stunning garden, complete with beautiful flower shrub borders that add a touch of elegance and colour to the outdoor space. A good sized lawn with featured pathway leading to a greenhouse and separate vegetable area offers further potential.

Additionally, the property offers a lovely patio area for outdoor seating to relax and unwind after a long day. Whether you're hosting a barbecue with friends or simply enjoying a quiet evening outdoors, this patio provides the ideal setting for all your outdoor activities.

Bramham is a highly popular village with its local village amenities and is within a short distance of the local shop, bus stops and the popular Swan Inn. The Bramham village hall hosts a number of activities and meetings for people of all ages. With Bramham being so close to Boston Spa there is also the opportunity of the delightful selection of shops, schools, public houses and restaurants. The market town of Wetherby is approximately three miles away and the well-established commuting links provide access to Leeds, York and Harrogate. A viewing is highly recommended.





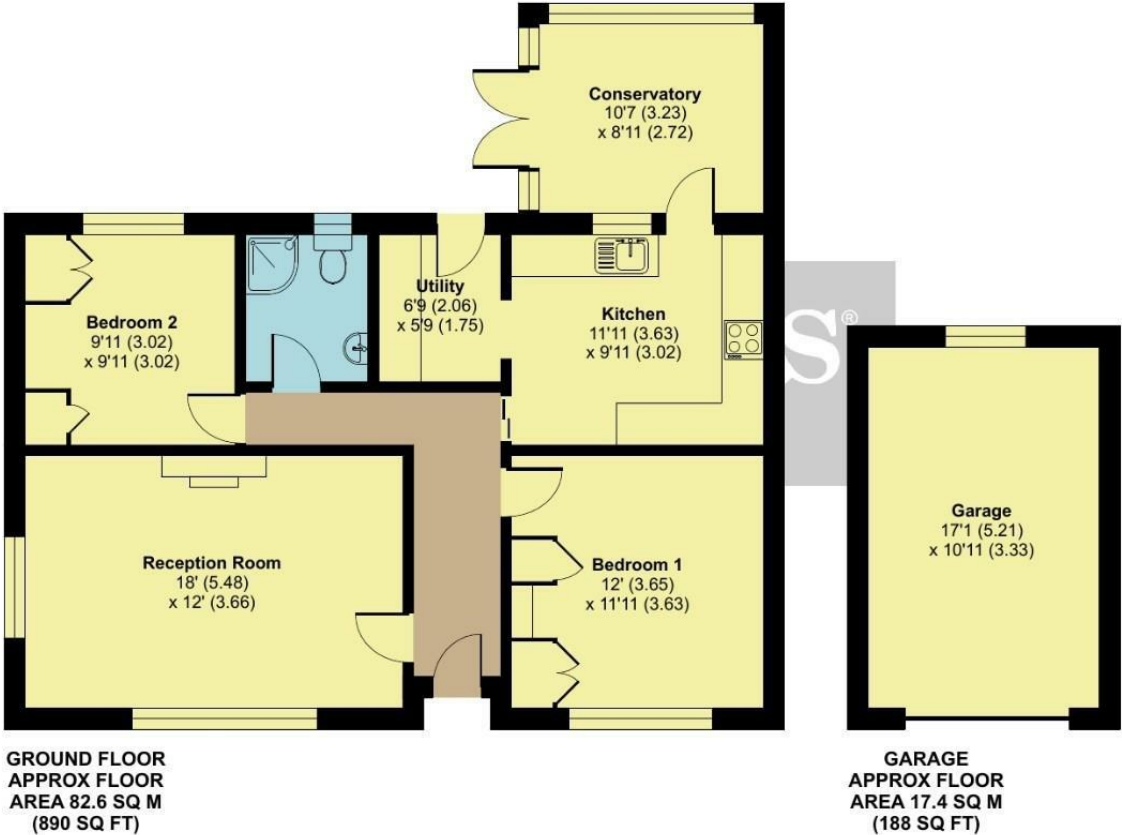






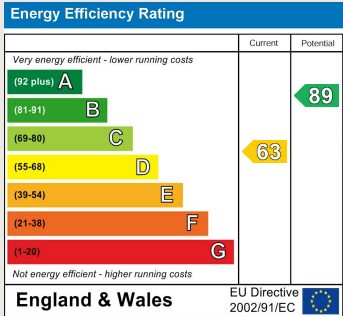
# Back Lane, Bramham, Wetherby, LS23

Approximate Area = 890 sq ft / 82.6 sq m  
Garage = 188 sq ft / 17.4 sq m  
Total = 1078 sq ft / 100.1 sq m  
For identification only - Not to scale



## 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.