



## Orchard Court, Bramham, Wetherby, LS23 6TE

- THREE BEDROOM MID TERRACED HOUSE
- MODERN OPEN PLAN KITCHEN DINER
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- EN SUITE TO MASTER BEDROOM
- EPC RATING - D / COUNCIL TAX - E

**Offers Over £400,000**



# Orchard Court, Bramham, Wetherby, LS23 6TE

## DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom terraced house. Set in the sought after location of Bramham, with good commuting routes, this property is perfect for all types of buyers.

Upon entering the property you are met with a porch provides an entrance way to the living room. This spacious room provides an excellent opportunity for family living and relaxation, the calming focal point is provided by the fireplace with electric fire

The tastefully decorated kitchen diner is complemented by a range of grey wall and base units with wooden worksurfaces that provide a functional area for meal preparation. Integrated appliances provide a sleek finish to the kitchen area and comprise of a fridge freezer, dishwasher, microwave, oven, hob and plate warmer. This room boasts great natural light from the windows which overlook the rear of the property, as well as providing ample space for a dining table and furniture.

This house benefits from two double bedrooms and a spacious single bedroom.

Bedroom one boasts an en-suite comprising of a low level wc, hand wash basin and shower cubicle. Fitted wardrobes also provide excellent storage space.

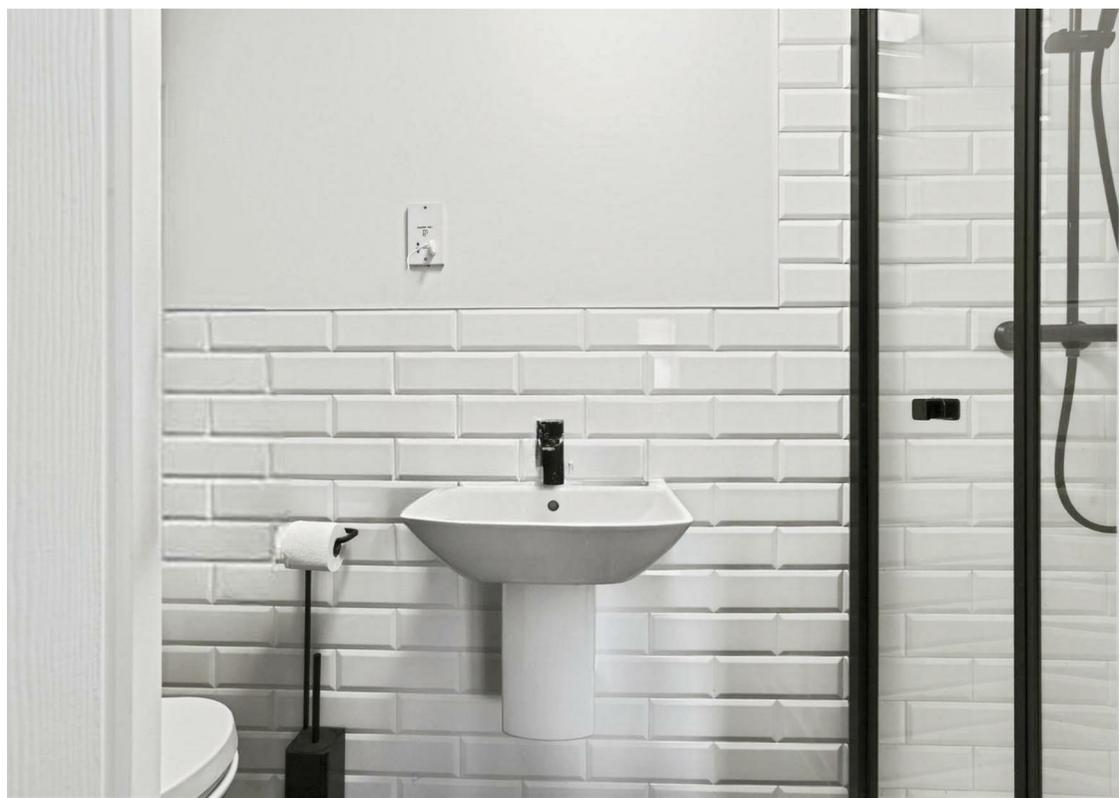
The second bedroom also allows ample space for bedroom furniture, with the third bedroom benefitting from a large window which overlooks the rear of the property.

The well presented house bathroom is comprised of a low level wc, hand wash basin and bath with shower over.

To the rear, the garden is partially laid to lawn, with wooden decking and a small patio area providing excellent areas for relaxing or hosting. Access to the front of the property can be gained through the gate found at the rear. The front of the property is mainly laid to lawn, with a mature hedge surrounding the grassed area.

Bramham is a historic West Yorkshire village located roughly midway between Leeds and York, known for Bramham Park, which hosts the Leeds Festival and Bramham International Horse Trials. Road access is primarily via the A1(M) and A64 roads.







Total floor area 95.4 sq.m. (1,026 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### Viewings

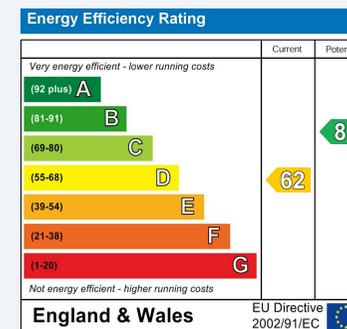
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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