



## Clifford Road

Bramham, Wetherby, LS23 6RN

£895 Per Month



Hunters Wetherby Lettings are pleased to offer this beautifully presented two-bedroom mid-terrace property to rent, located in the popular village of Bramham. The property is immaculate throughout and features a bright lounge, modern fitted kitchen with integrated oven and hob, ground floor WC, two double bedrooms and a contemporary house bathroom. Further benefits include on-street parking and communal gardens, with excellent access to local amenities, nearby Wetherby and Boston Spa, and strong commuter links via the A1/M1 to Leeds, York and beyond.



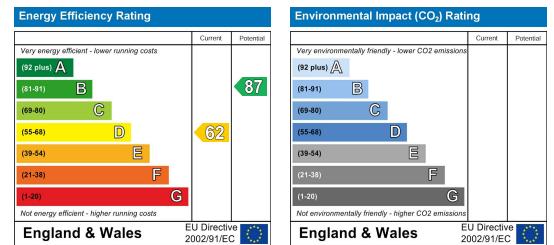
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.