



AUCTIONEERS, VALUERS & ESTATE AGENTS
184 HIGH STREET, BOSTON SPA, WETHERBY, WEST YORKS, LS23 6BT
TEL: 01937 843408 FAX: 01937 843888
Within easy reach of Leeds, Harrogate, Wetherby, York and the A1 motorway network

This four bedroom detached house is a 'Redrow' built home and forms part of this sought after development.

8 MILNTHORPE WAY

BRAMHAM

WEST YORKSHIRE

The property stands in an established corner position with a larger than average garden that has been well maintained by the present owners.

ENTRANCE HALL – CLOAKROOM – LIVING ROOM

DINING ROOM – KITCHEN – UTILITY ROOM

BEDROOM ONE WITH EN-SUITE – THREE FURTHER BEDROOMS

HOUSE BATHROOM – DOUBLE GARAGE

PRICE REGION: £159,950

Viewing by appointment through the Agent's Boston Spa Office

01937 843408

These particulars are believed to be correct but are merely statements of opinion and belief. They must not be relied upon as statements or representations of fact nor do they constitute an offer or any part of an offer. Prospective Purchasers and Lessees should satisfy themselves by inspection or otherwise of the property before exchange of contracts. All measurements are approximate and should be used for guidance only.

8 MILNTHORPE WAY, BRAMHAM

A Georgian style front door with canopy over to:-

ENTRANCE HALL Moulded ceiling cornice with 2 light points, stained dado rail, single radiator and laminate floor. Alarm control panel and central heating thermostat. 4 panel door to understairs storage. 6 panel doors to:-

CLOAKROOM Window to front, ceiling spot light, stained dado rail, radiator and plumbed with 2 piece suite comprising pedestal wash hand basin and low level w.c.

LIVING ROOM (20'3" x 11'10" max.) Window to front with radiator under, ceiling cornice and 2 ceiling light points with dimmer switches, 2 wall light points, dado rail. 'Living Flame' gas fire in Regency style surround with marble hearth and slips. Telephone and T.V. aerial points. Patio doors to garden.

DINING ROOM (14'0" x 10'4" max.) Window to front with radiator under, ceiling cornice and 2 ceiling light points with dimmer switches, stained dado rail. Double doors to:-

KITCHEN (14'1" x 8'10") Well fitted with a range of 'Moore's' limed oak units with integral fridge/freezer and wine rack. Granite effect roll edge work surfaces with tiled splashbacks. Fitted with 4 ring gas hob and 'Neff' electric oven. Single bowl and a half moulded sink with brass mixer tap over. Plumbed for dishwasher. Tiled floor. Central heating radiator and 3 spot lights. Window and patio doors to garden. Door to:-

UTILITY ROOM (8'10" x 5'3") Plumbed for washing machine. Inset moulded single drainer sink. Spot light point. 'Baxi' wall mounted gas boiler. Radiator and door to rear garden.

Returning to the hall a staircase with return and spindle balustrade gives access to:-

LANDING Dado rail, ceiling light point, radiator and access to loft. Doors to airing cupboard with hot water cylinder and shelves above.

BEDROOM ONE (13'11" x 11'3" max.) Window to front with radiator under, well fitted with a range of 'Sharpe's' bedroom furniture comprising wardrobes, integral bedside cabinets and overhead storage cupboards, dressing table with vanity drawer. Telephone and T.V. aerial and ceiling light points, security system panic button. Door to:-

8 MILNTHORPE WAY, BRAMHAM

EN-SUITE SHOWER ROOM (6'2" x 5'9") Window to front, part tiled and fitted with pedestal wash hand basin, low level w.c. and 'Aqualisa' shower cubicle, ceiling spot light point and extractor fan.

BEDROOM TWO (11'6" x 11'2") Window to front with radiator under, ceiling light point.

BEDROOM THREE (14'2" x 8'9" max.) Window to rear with radiator under, ceiling light point on dimmer switch, T.V. aerial point.

BEDROOM FOUR (10'6" x 8'10" max.) Window to rear with radiator under, ceiling light point.

HOUSE BATHROOM (6'10" x 5'7") Window to rear, part tiled and fitted with a white 3 piece suite comprising low level w.c., pedestal moulded wash hand basin and panel bath with brass telephone mixer shower hand set, radiator, ceiling spot light point, extractor fan and shaver socket.

OUTSIDE This corner property benefits from a larger than average garden which has been well maintained by the present owners and comprises full length patio area with raised bed, mainly laid to lawn to rear with rockery beyond, garden shed, pedestrian access to side of house. To the front is mainly laid to lawn with flagstone path to front door and leylandi hedge.

DOUBLE GARAGE with fitted power and light.

AGENT'S NOTE all measurements in these details are maximum measurements and have been taken from the enclosed floor plan.

THE PROPERTY MISDESCRIPTIONS ACT

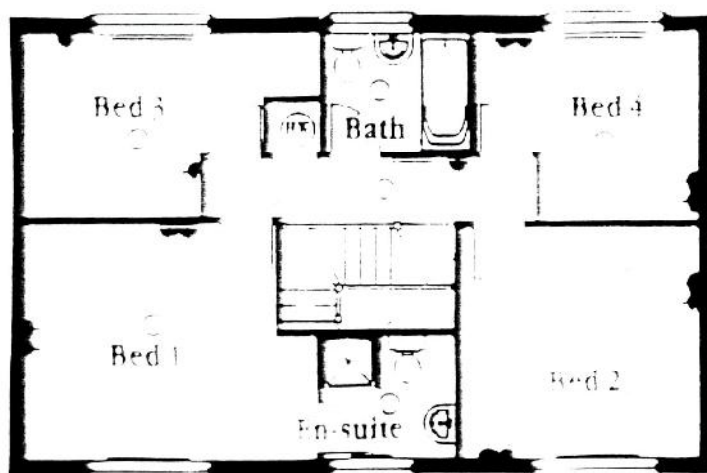
Due to the nature of this Act we are no longer able to comment on the **SERVICES, TENURE** and **RIGHTS OF WAY** of any property. The appliances described in these details have not been tested and no warranty can be given as to their condition.

FLOORPLAN FOR 8 MILNTHORPE WAY, BRAMHAM

GROUND FLOOR



FIRST FLOOR



WOOD & Co.

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