



4 Cropstones, Bramham LS23 6SG
£310,000

maxwell hodgson
estate agents

This stone semi detached property offers immaculately presented accommodation situated in a quiet cul de sac location in the Village of Bramham. Benefitting from PVCu double glazing throughout and gas central heating. Briefly comprising; entrance porch, sitting room with multi fuel burner, spacious kitchen diner. To the first floor there are three bedroom and house bathroom. Externally there is enclosed garden to rear with access to the garage and garden to front with drive providing off street parking. Viewing highly recommended. EPC Grade D.

Entrance Porch

PVCu entrance door and PVCu double glazed window to front. Radiator.

Sitting Room

17'4 x 15'1 max (5.28m x 4.60m max)
Multi fuel burner sat on a stone flag hearth. Understairs storage. Two PVCu double glazed windows to front. Radiator.

Kitchen Dining Room

17'4 x 13'4 (5.28m x 4.06m)

Fitted with base and wall units with complementing solid Beech block worksurfaces and inset ceramic 1 ¼ bowl and drainer with chrome mixer tap. Tiled splashback. Freestanding Rangemaster (available by separate negotiation) with Rangemaster filter cooker hood over. Integrated Electrolux dishwasher. Plumbing for washing machine and space for fridge/freezer. Built in understairs pantry with ample shelving space. Two radiators. Two PVCu double glazed windows to rear and ½ obscure glazed door providing access to rear garden.

First Floor Landing

Loft access. Large wardrobe with hanging rail and shelf. Deep airing cupboard with radiator and slatted shelving.

Bedroom One

11'8 x 9'11 (3.56m x 3.02m)
Radiator PVCu window to front. Deep built in wardrobe with hanging rail and shelf.

Bedroom Two

9'11 x 8'5 (3.02m x 2.57m)
Radiator PVCu window to rear.

Bedroom Three

8'6 x 7'1 (2.59m x 2.16m)
Radiator PVCu window to front.

Bathroom

Fitted with white 3 piece suite comprising wood panelled bath with





electric shower over. Pedestal wash hand basin and low flush WC. Radiator, part tiled walls, oak veneer floor. Two obscure glazed PVCu windows rear.

Outside Front

Gravelled drive and hedge to front with laid lawn and shrub beds. Outside light.

Outside Rear

Enclosed garden with paved patio and steps to lawn with plant and shrub beds. Further patio area and timber shed. Outside tap.

Garage

16'5 x 7'11 (5.00m x 2.41m) With up and over door. Power and light. Storage in eaves space. Pedestrian door providing access to rear garden.

Services

All mains services are understood to be connected to this property.

Council Tax

We understand the property has been placed in council tax band D.

Agents Note

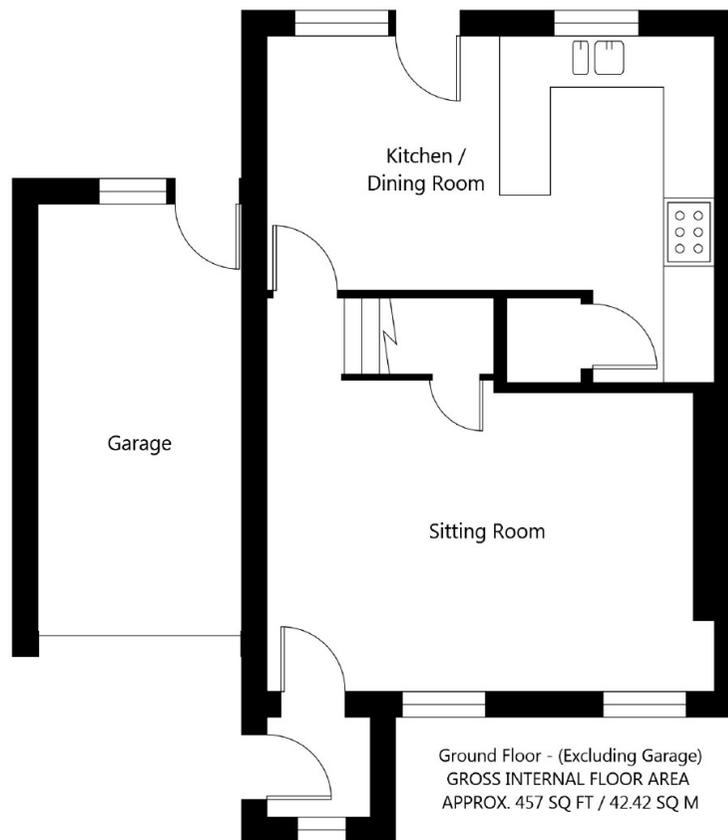
Please note planning has been approved for a single storey extension situated behind the garage for a utility room and cloakroom/wc. Please ask the office for further details.



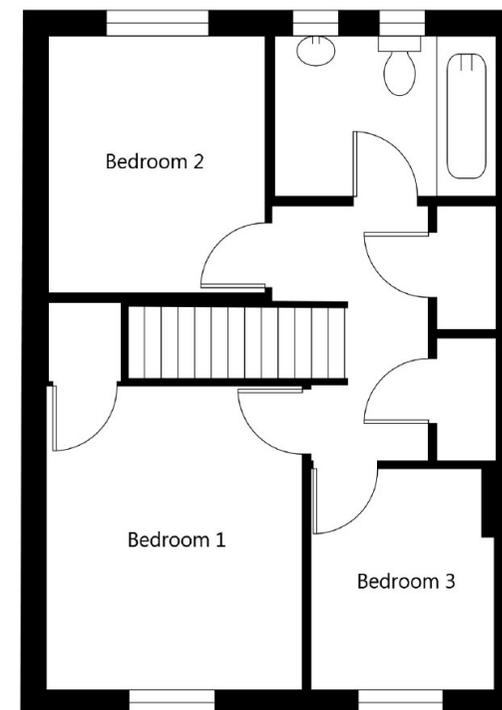


Directions

Leave Wetherby in the direction of the A1 south, proceed over the Wattle Syke roundabout signposted Bramham. At the T junction turn left onto Thorner Lane, at the next T junction turn right onto Paradise Way. Follow the road and just before the traffic lights turn left onto Aberford Road. Take the left turning onto Folly Lane then right onto Cropstones where upon number 4 can be found on the right hand side easily identified by our for sale board.



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 457 SQ FT / 42.42 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 435 SQ FT / 40.44 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 892 SQ FT / 82.86 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Maxwell Hodgson Ltd wish to inform prospective purchasers that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubt. All measurements are approximate and should not be relied upon for carpets or furnishings.

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