



**TENURE**

Freehold.

**COUNCIL TAX**

Band E (from internet enquiry)

**SERVICES**

We understand mains water, electricity, gas and drainage are connected.

**GENERAL**

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared January 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bramham ~ 8 Lyndon Close, LS23 6SR**

A tastefully decorated and well-presented four-bedroom detached family home providing spacious accommodation with private landscaped gardens, well located on this modern development within walking distance to the centre of the village.

- Modern detached family home
- Four double bedrooms
- Principal having built in wardrobes and en-suite
- Through lounge
- Modern kitchen with integrated appliances
- Separate dining room
- Landscaped gardens to rear with generous patio area
- Elevated views towards Boston Spa
- Driveway parking and detached garage

**£439,950** PRICE REGION



**MISREPRESENTATION ACT**

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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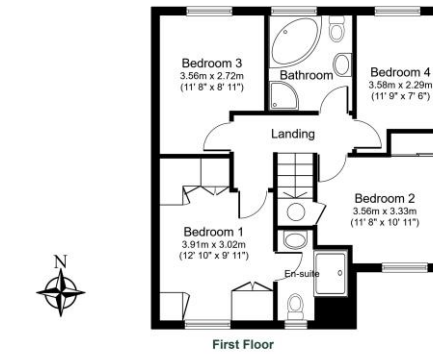
## Property Description

This well presented four-bedroom detached family home offers spacious and versatile accommodation, complemented by private landscaped gardens. Situated within a modern and highly sought after development, the property enjoys a prime location within walking distance of the village centre providing convenient access to local amenities and excellent transport links to the A1/M. The accommodation which benefits from gas fired central heating in further detail comprises:-

To the ground floor a welcoming entrance hallway with staircase to first floor, doorway through into a spacious 21'ft lounge with bay window to front, double patio doors to rear leading out to landscaped garden. An attractive fireplace with "living flame" coal effect gas fire. There is a separate dining room to front with generous walk-in bay window, doorway through into modern fitted kitchen, fully equipped with granite worktops and integrated appliances, rear lobby with useful storage, guest downstairs w.c., and single door leading out to patio.

To the first floor, there are four double bedrooms, the principal features bespoke fitted furniture and an en-suite modern shower facility. Three further double bedrooms served by spacious modern house bathroom comprising corner bath, separate shower cubicle, low flush w.c., pedestal wash basin.

To the outside, tarmac driveway to front provides comfortable off-street parking and extends down the side leading to a detached single garage with manual up and over door, light and power laid on. The rear garden is a particular feature of this family home having been thoughtfully landscaped creating a level hardstanding patio area with direct access off the kitchen creating an ideal space for outdoor entertaining. Steps down lead to a level lawn with further decked area to enjoy the afternoon sun and far-reaching views over towards Boston Spa.



NOT TO SCALE: For layout guidance only  
Total floor area 121.66 sq.m. (1,342 sq.ft.) Approx (Including Garage)

