



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band D (from internet enquiry).

**SERVICES**  
We understand mains water, electricity, gas central heating and drainage are connected.

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

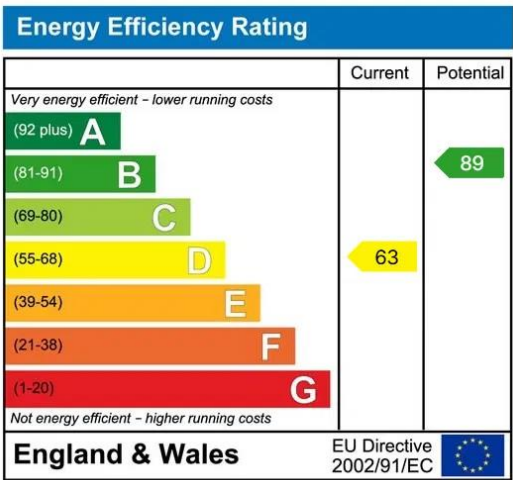
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 July 2025



**Bramham ~ The New Bungalow, Fine Garth Close, LS23 6QR**

A charming 2 bedroom detached bungalow set in generous private well-kept gardens with views towards the historic village church in the heart of the village. No onward chain

- Dual aspect Lounge
- Fitted kitchen and separate utility room
- 2 double bedrooms with fitted wardrobes
- Fully tiled shower room
- Gas central heating and double-glazed windows
- Driveway parking and garage
- Good sized lawned gardens with patio area, flower shrub borders, veg area, greenhouse

**£450,000** 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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Property Description

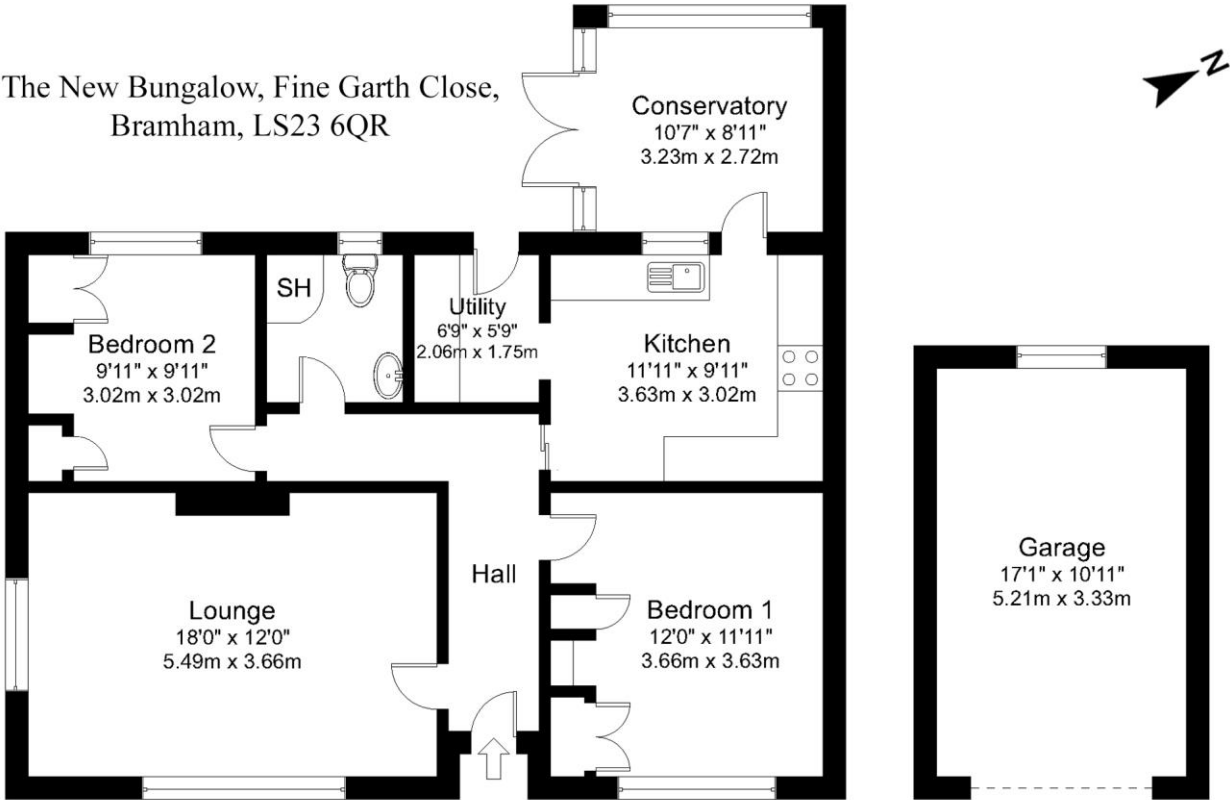
Welcome to Fine Garth Close, a charming bungalow tucked away off Back Lane—one of Bramham’s most sought-after locations. With picturesque views towards the village’s historic church, this two-bedroom home offers the perfect blend of comfort and convenience in the heart of Bramham, near Wetherby.

Inside, a bright and welcoming hallway sets the tone, leading to a spacious lounge with a traditional stone fireplace and dual-aspect windows that flood the room with natural light. The kitchen is equipped with integrated appliances and a range of storage units, complemented by a separate utility room with additional cupboards, space for a washing machine, and access to the rear patio through a stable door.

The conservatory provides a quiet spot to relax, with French doors opening onto a well maintained and private rear garden. Both bedrooms are generously sized and feature built-in wardrobes, while the fully tiled bathroom includes a shower cubicle, WC, and hand basin.

Outside, the garden is a standout feature with flower-filled borders, a good-sized lawn, a greenhouse, and a dedicated vegetable patch. A private patio area offers a lovely space for outdoor dining or quiet evenings.

Set within a friendly and well-connected village, the property is close to local amenities including a shop, bus stops, and the popular Swan Inn. Bramham also benefits from easy access to Boston Spa, Wetherby, and major routes to Leeds, York, and Harrogate. Early viewing is recommended.



Gross internal floor area excluding Garage (approx.): 82.6 sq m (890 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

