



3 FINE GARTH CLOSE
Bramham

Carter Jonas

3 FINE GARTH CLOSE, BRAMHAM, LS23 6SQ

Wetherby – 4 miles
Leeds – 12 miles
Harrogate – 14 miles
York – 17 miles

3 Fine Garth Close is a deceptively spacious family house benefitting from gas fired heating, UPVC double glazing and offering the potential for further enhancement and extension, subject to obtaining the necessary planning approval. An outstanding feature of the property are the beautiful well tended private and enclosed south facing gardens, principally to the rear and bounded by the village beck. Bramham itself is a popular village, some 4 miles south of the market town of Wetherby, with its own village shop and post office, two public houses and highly regarded school. The village is also well placed for ease of access to the A1 and the motorways infrastructure and as a result within easy reach of Leeds, Harrogate and York.

Briefly, the light and well proportioned accommodation includes a reception hall, turned staircase to first floor, store cupboard below and a guest cloakroom. There are three reception rooms including a sitting room with marble fireplace and living flame gas fire, dining room overlooking the rear garden and a good sized study. The fitted breakfast kitchen has a comprehensive range of wall and base units incorporating Bosch and AG appliances and which in turn gives access to a utility room with an internal door to the garage.

At first floor is a principal bedroom with a full length range of fitted wardrobes and en suite bathroom together with three additional bedrooms, house shower room and a walk in linen cupboard with a further shower cubicle.

A WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME WITH BEAUTIFUL PRIVATE ENCLOSED SOUTH FACING GARDENS OF ALMOST 1/3 OF AN ACRE AND SITUATED IN A QUIET CUL-DE-SAC, AT THE HEART OF THIS HISTORIC VILLAGE.



Outside the property is a wide tarmac driveway providing ample private parking for 3/4 cars and in turn gives access to a built on double garage. There is an attractive lawned front and side garden with flowerbeds and borders.

The beautiful private and enclosed rear garden faces almost due south, is principally lawned with mature trees and shrubs, well stocked flowerbeds and has a full width paved sun terrace ideal for outside entertaining and providing the opportunity to enlarge the kitchen or add a conservatory, if required, subject to planning approval.

ADDITIONAL INFORMATION

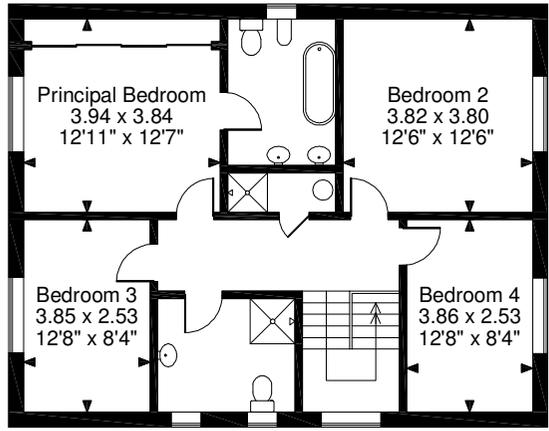
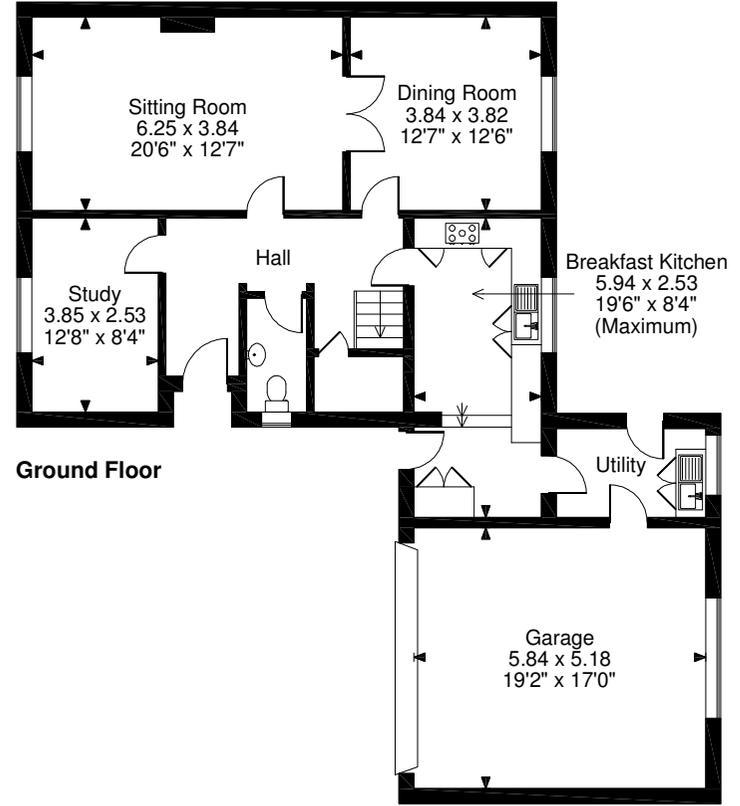
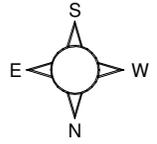
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - LS23 6SQ: From the centre of the village, on Front Street, head towards Clifford on the Clifford Road and take the first turning right onto New Road. At the top of the road in front of the church turn left and Fine Garth Close is then the first turning on the left.



3 Fine Garth Close, Bramham
Approximate Gross Internal Area
Main House = 1,812 sq ft / 168 sq m
Garage = 326 sq ft / 30 sq m
Total = 2,138 sq ft / 199 sq m



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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