







Ashdown Cottage, Town Hill, Brahmam, LS23 6QA

- THREE BEDROOM DETACHED HOUSE
- RICH IN CHARACTER
- LANDSCAPED GARDEN
- SOUGHT AFTER LOCATION
- GARAGE AND OFF STREET PARKING
- EPC RATING - C / COUNCIL TAX - E

Asking Price £625,000

HUNTERS®
EXCLUSIVE

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DESCRIPTION

Hunters Wetherby are excited to present this beautiful character stone built detached house which is oozing in character and charm with features that include exposed beams and wooden doors. This spacious plot with landscaped gardens and stunning views over Bramham.

Entering the property from the side, a boot room is an invaluable addition to this property and provides a practical space to remove and store outerwear and wipe down muddy paws after long walks.

The lounge is the perfect space for relaxation, featuring two rear-facing windows which flood the room with natural light, creating a bright and welcoming atmosphere.

A modern kitchen features a range of fitted base units as well as integrated appliances including a slimline dishwasher and electric hob and oven.

The dining room is filled with character, and features exposed beams and stonework creating a warm setting for family meals and entertaining. The room also benefits from a useful under stairs cupboard, providing additional storage space.

An office space provides the perfect opportunity for those working from home.

The downstairs is completed by a W/C and utility room, with space for a fridge freezer and there is also plumbing for a washing machine.

The first floor boasts three spacious bedrooms, with bedroom one boasting a stunning en-suite, comprising of a level wc, bath, shower cubicle, His and Hers hand wash basins on vanity units and a heated towel rail. This room also offers the convenience of a walk in wardrobe, and features a window to the rear also offers stunning views of the village of Bramham.

The house bathroom is comprised of a walk in shower cubicle, hand wash basin, heated towel rail and low level wc.

Externally, a detached stone built garage and tarmac drive offers convenient off street parking, and sits next to a patio area. To the rear, the property features a beautiful lower level garden, which is mainly laid to lawn with raised stone planters and is populated by an array of plants. A stone outbuilding sits beside a secondary patio area, the ideal space for outdoor furniture and for entertaining.

Bramham is a historic West Yorkshire village located roughly midway between Leeds and York, known for Bramham Park, which hosts the Leeds Festival and Bramham International Horse Trials. Road access is primarily via the A1(M) and A64 roads.














Ashdown
Cottage





Total area: approx. 154.8 sq. metres (1666.7 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

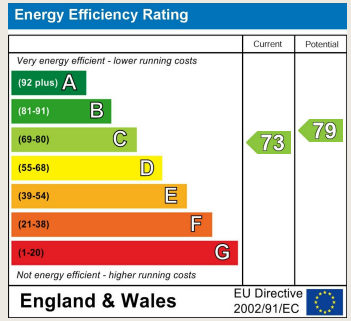
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman