

3 Orchard Court, Folly Lane,
Bramham, LS23 6TE



 1  3  2

£315,000

Description

The most attractive dressed stone, mid terrace property offering deceptively spacious accommodation, arranged over two floors. The property forms part of a row of four mews style properties.

The accommodation which benefits from gas-fired central heating, with a recently replaced boiler and sealed unit double glazing, briefly comprises: Entrance porch, impressive 18'9" sitting room with fireplace and stylish dining kitchen with large glazed dining area and kitchen having integrated appliances. From the dining area, double doors open onto the enclosed lawned rear garden.

On the first floor is the master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and bathroom.

There are lawned gardens to both the front and rear and single garage with parking in front.

Orchard Court is a small cul-de-sac situated off Folly Lane in the delightful village of Bramham. The village supports the usual amenities including post office/general store, primary school, church, doctor surgery, Village Hall and public houses. The village is conveniently placed to the south of Wetherby with the neighbouring thriving village of Boston spa within walking distance. Also nearby is the market town of Wetherby which supports an excellent range of facilities catering for most daily needs. The location is ideal for the commuter as easy access can be gained to the A1(M) linking with the region's motorway network. The village is situated in the heart of the golden triangle, comprising of Leeds, York and Harrogate, all of which are approximately equidistant.

Tenure

Freehold.

Services

All mains services are connected to the property.

Council Tax

Band E.

Directions

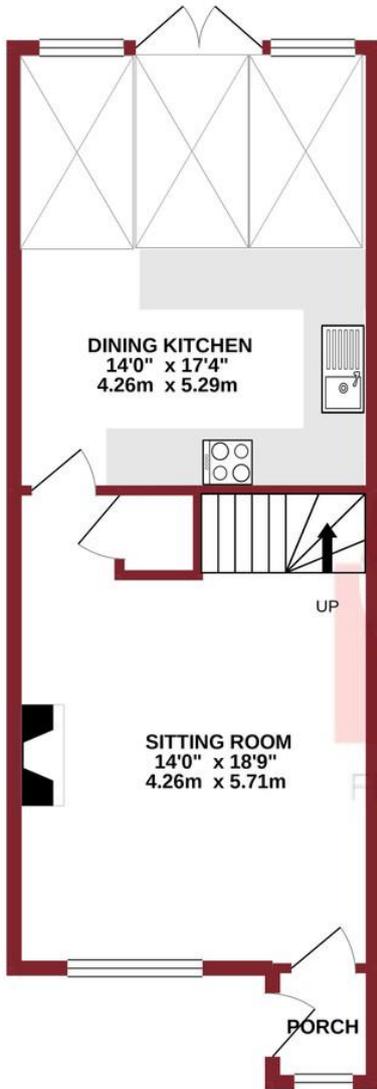
Leaving Wetherby in a southerly direction, proceed to the roundabout, go straight on signposted A1 south, at the following roundabout take the second exit signposted Bramham/Thorner. At the T-junction turn left crossing the A1, at the next T-junction turn right and take the second left hand turn onto Abbotsford Road. Take the second left hand turn onto Folly Lane and first left into Orchard Court.

Details Produced

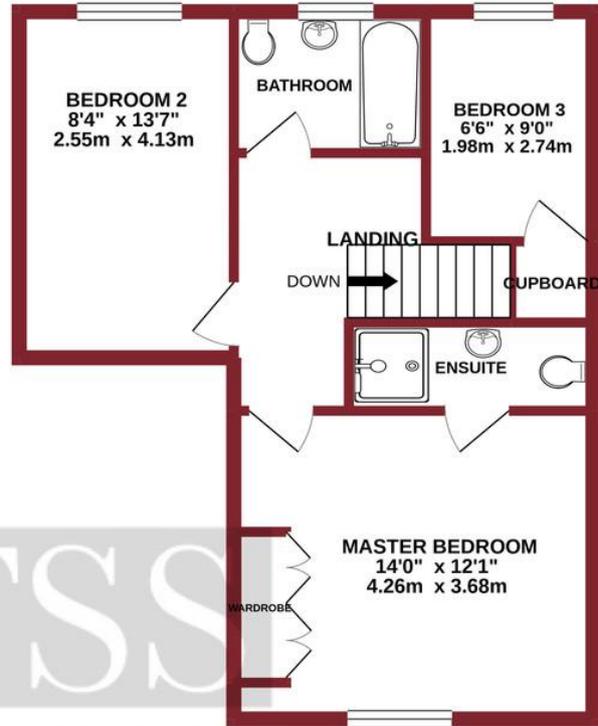
4th December 2020.



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



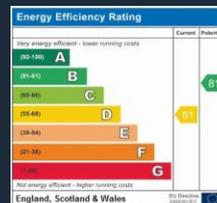
1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.
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