



52 LYNDON ROAD  
WETHERBY, LS23 6RH

£490,000  
FREEHOLD

Discover your dream home in the charming Bramham village! This spacious detached house is move-in ready and waiting to welcome you. Don't miss your chance!

MONROE

SELLERS OF THE FINEST HOMES

## 52 LYNDON ROAD

- Detached Family Home • Cul De Sac • Four Bedrooms • Open Plan Kitchen • Utility • Converted Garage • Driveway • Boarded Loft • Garden • Excellent Schools Locally



Nestled in the charming village of Bramham, this beautifully presented four-bedroom detached home offers spacious and adaptable living areas, perfect for families. Thoughtfully designed for both style and functionality, the residence features a modern layout, high-quality finishes, and an abundance of natural light.

Upon entering, you'll find a generous hall that leads to an open-plan lounge and dining room, which is bathed in sunlight thanks to a large bay window and French doors that open into the garden. The fully fitted kitchen comes equipped with modern appliances, complemented by a convenient utility room and a downstairs guest WC.

The first floor is dedicated to four well-sized bedrooms, one of which enjoys its own contemporary en-suite shower room and built-in wardrobes. Another bedroom also features fitted wardrobes, while a stylish family bathroom fully tiled with both a separate shower and bath serves the remaining rooms.

Outside, the property includes a converted garage currently used as a gym, offering versatility for various needs. The landscaped front garden enhances the curb appeal, while the back garden features a patio area, perfect for outdoor relaxation. Situated across from the lovely green space, this home provides a safe area for children to play.

To arrange a viewing of this exquisite family home, give Monroe a call today.

### \*\*ENVIRONS\*\*

This exceptional property seamlessly blends comfort, sophistication, and practicality within a lively village atmosphere. Bramham boasts convenient local amenities, while nearby Boston Spa offers additional shops, schools, and dining options. The market town of Wetherby is just three miles away, and excellent transport links make commuting to Leeds, York, and Harrogate a breeze.

### \*\*REASONS TO BUY:\*\*

- Detached family home
- Converted garage
- Four spacious bedrooms
- Private rear garden
- Principal bedroom with luxurious en-suite
- Driveway
- Overlooking a green space
- Access to excellent schools

### SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

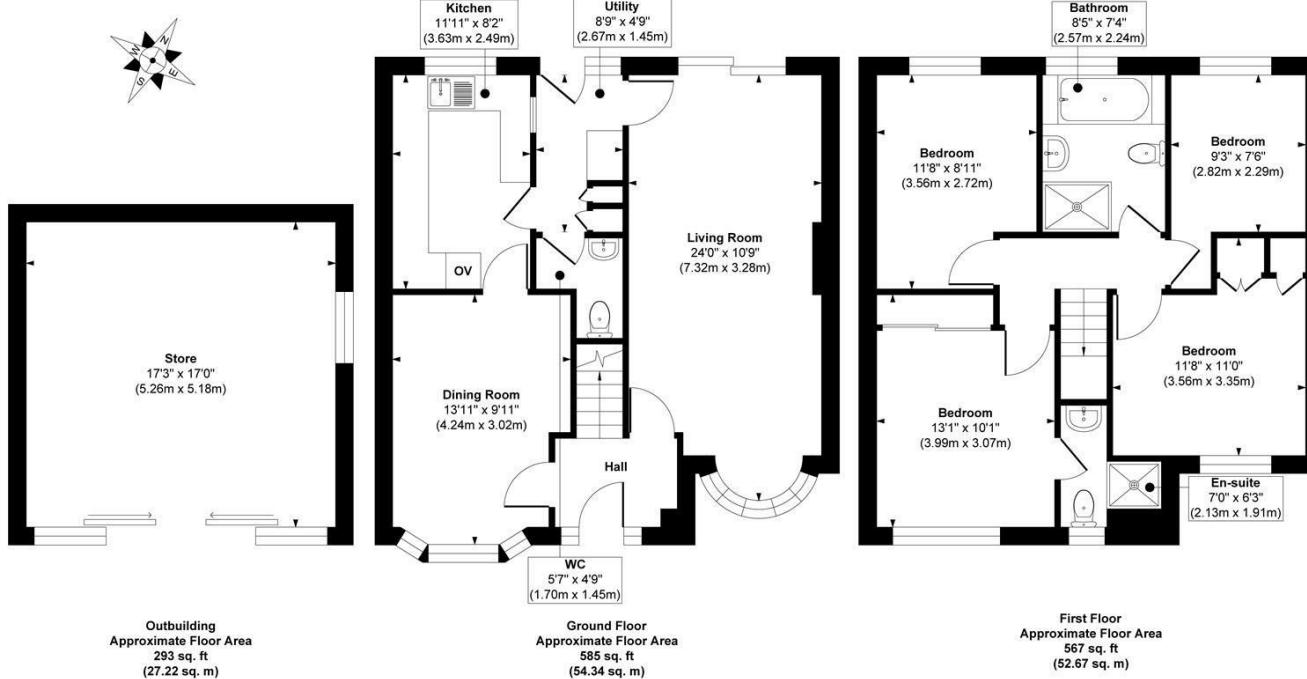
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

**52 LYNDON ROAD**





**Approx. Gross Internal Floor Area 1445 sq. ft / 134.23 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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