



21A LYNDON ROAD
WETHERBY, LS23 6RH

£425,000
FREEHOLD

Chain-Free 4-Bedroom Home in Peaceful Bramham Village, just a 5-minute drive from Boston Spa.

MONROE

SELLERS OF THE FINEST HOMES

21A LYNDON ROAD

- ****CHAIN FREE**** • Detached Family Home • South Facing Garden • 4 Bedrooms • 2 Bathrooms • Excellent Schools
- Locally • Amazing Travel Links • Utility Room



Monroe is thrilled to present this CHAIN FREE detached family home situated in the heart of Bramham village. The property is bright, spacious, and well-lit. It features four bedrooms, versatile reception areas, and a modern fitted kitchen, offering a total of 1,204 square feet of living space. Additionally, it includes front and rear gardens, a driveway, and a garage.

You enter a bright and airy entrance hallway that leads to the lounge and the dining area, which has patio doors opening to the garden. The modern kitchen provides access to the utility room and the WC.

Upstairs, there are four bedrooms. The primary bedroom includes an en-suite bathroom. Additionally, there are three more bedrooms and a beautiful house shower room.

Externally, this property features beautiful gardens at both the front and rear. The front includes a driveway that provides access to the garage, which has an electric door. The rear garden is south-facing, full of potential, and ideal for gatherings.

To book a viewing of this wonderful family home, call Monroe.

ENVIRONS

Its proximity to the A1M means Bramham is well-poised

for commuting and connecting to major motorways. With the popular market town of Wetherby and the vibrant village of Boston Spa on the doorstep, there is also a fabulous selection of bars, pubs, and eateries to choose from along with all the amenities required for convenient living.

REASONS TO BUY

- Detached Family Home
- CHAIN FREE
- Four Double Bedrooms
- Two Bathrooms
- Modern Kitchen
- Utility & Guest WC
- Garden Front & Rear
- Garage & Driveway
- Sought After Location

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

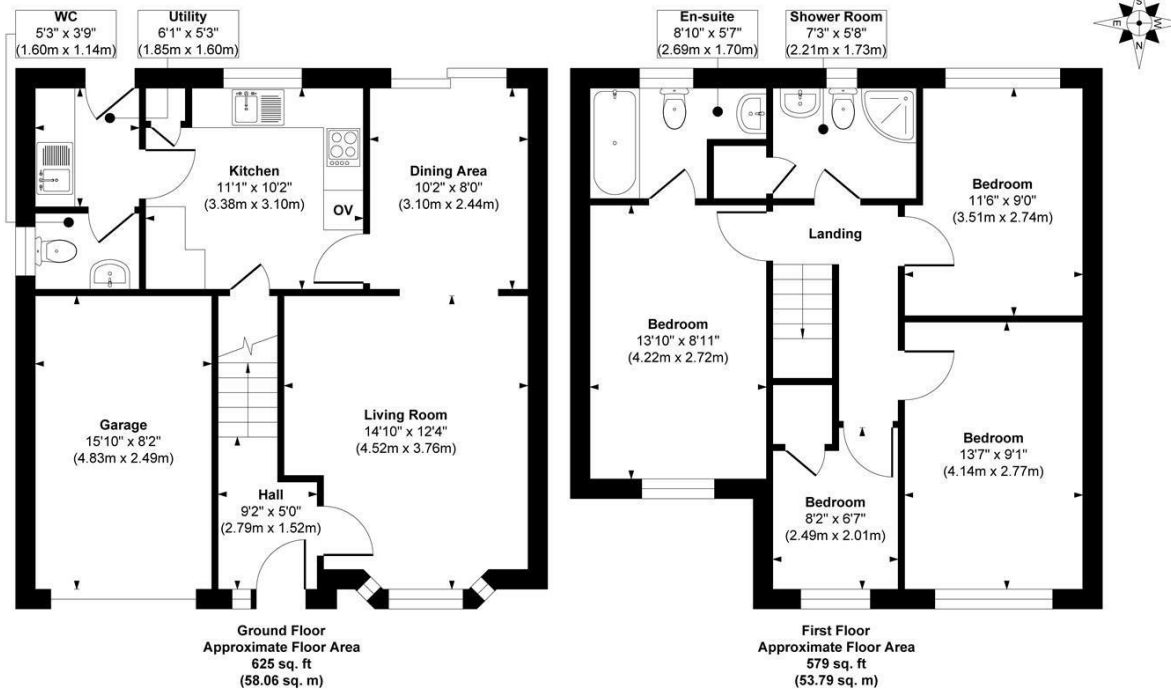
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

21A LYNDON ROAD





Approx. Gross Internal Floor Area 1204 sq. ft / 111.85 sq. m

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

Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES