



## 3 WALKERS BUILDINGS TENTER HILL WETHERBY, LS23 6RA

£279,999  
FREEHOLD

Are you looking for a cottage full of charm and character? Call to book your viewing!

MONROE

SELLERS OF THE FINEST HOMES

## 3 WALKERS BUILDINGS TENTER

- Chain Free Cottage • Full Of Character • Charming • Bramham Village • Two Bedrooms • Two Bathrooms • Stunning Fireplace with Log Burning Stove • Free Standing Bath • Sonos Speakers Throughout • Excellent Travel Links



Monroe is pleased to present this charming cottage located in the heart of Bramham village. The property spans three floors and features two bedrooms, two bathrooms, and a bespoke fitted kitchen, providing a total of 906 square feet of living space. With beamed ceilings, feature fireplaces, and a tranquil courtyard perfect for soaking up the sun, this home exudes character and warmth.

The bespoke fitted kitchen boasts beautiful Yorkshire stone flooring and underfloor heating, while the lounge features a brick fireplace, cast iron radiator and a wood-burning stove, adding to the home's charm.

On the first floor, you will find the first of the two bedrooms and the house bathroom, which is complete with a freestanding bath under floor heating, a heated towel rail and mirror and a separate modern walk-in shower.

The second floor features an additional bedroom, which is illuminated by Velux windows, flooding the space with natural light also features an en-suite bathroom that has under-floor heating, a heated towel rail, a shower area with a bench and steamer.

Sonos speakers are fitted throughout the property.

Externally, this property includes a lovely enclosed south-facing courtyard with a brick-built outbuilding.

To book a viewing of this wonderful cottage in Bramham village, please call Monroe.

### ENVIRONS

3 Walkers Buildings, Tenter Hill is located in the heart of the village. Its close proximity to the A1(M) makes Bramham an ideal location for commuting and accessing major motorways. Additionally, with the popular market town of Wetherby and the vibrant village of Boston Spa nearby, residents can enjoy a fantastic selection of bars, pubs, and restaurants, as well as all the necessary amenities for convenient living.

### REASONS TO BUY

- Cottage
- Two Bedrooms
- Two Bathrooms
- Bespoke Kitchen
- Feature Fireplaces
- South Facing Courtyard
- Off-Street Parking
- Sought After Location

### SERVICES

We are advised that the property has mains water,



electricity, and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

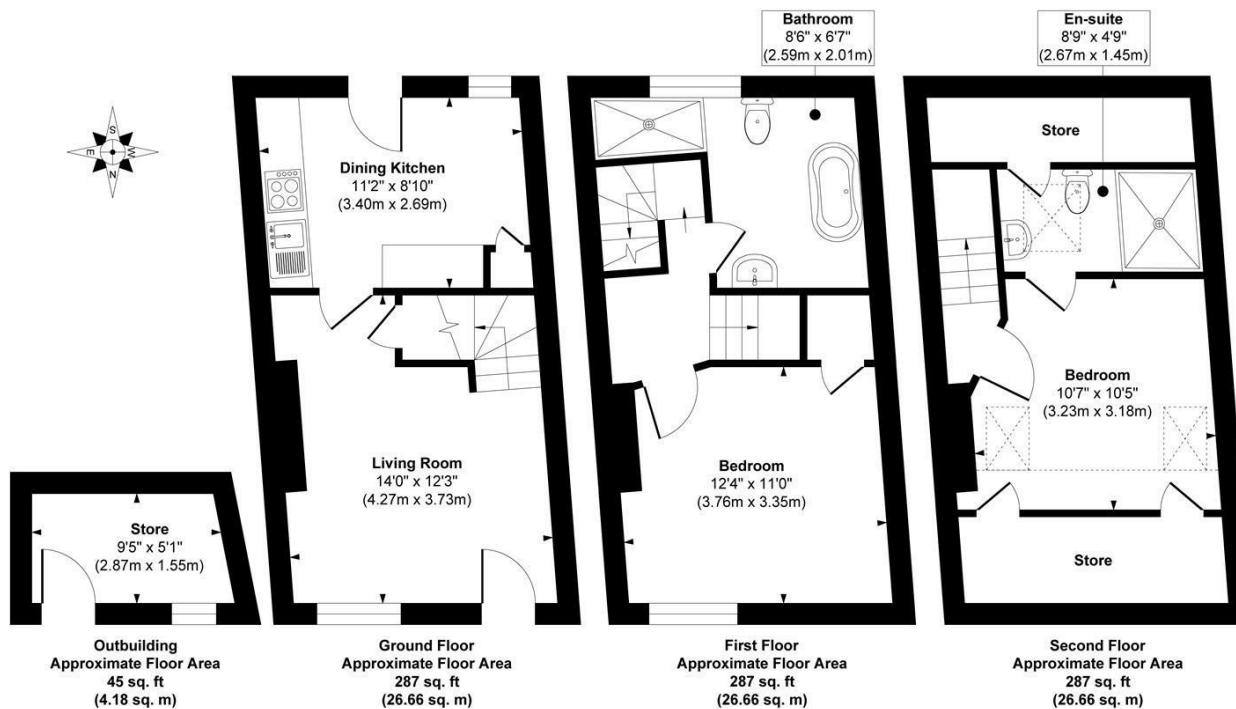
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 3 WALKERS BUILDINGS TENTER





**Approx. Gross Internal Floor Area 906 sq. ft / 84.16 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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