



## CARLTON COTTAGE TENTER HILL WETHERBY, LS23 6QZ

£2,650 PER MONTH

Stunning Grade II Listed Property | Prime Village Location | Close to Excellent Amenities | Beautifully Modernised Throughout | Available Unfurnished

MONROE

SELLERS OF THE FINEST HOMES

# CARLTON COTTAGE TENTER HILL

- Cottage Grade II Listed - Full of Character!
- Available Immediately • Walking Distance from Boston Spa • Feature Fireplaces • Over Three Floors • Fantastic Amenities in Boston Spa • Outside Space South East Facing • Four Bedrooms • Two Bathrooms • Village Setting But Close To Amenities



Monroe is pleased to present this charming cottage located in the heart of Bramham village. The property boasts four bedrooms, two bathrooms, and a modern fitted kitchen, providing a total of 2,051 square feet of living space. With beamed ceilings, feature fireplaces, and a serene courtyard perfect for enjoying the sun, this home is full of character and warmth. Additionally, it is conveniently close to Boston Spa and all the amenities it offers, including a variety of restaurants, bars, and shops.

You enter an entrance hallway with wood panelling that leads to the guest WC and a spacious lounge featuring a fireplace. The open-plan living area includes a kitchen and dining space with a bespoke fitted kitchen that has integrated appliances and a fantastic kitchen island. A cast iron feature fireplace adds charm to the area, while Yorkshire stone flooring flows throughout.

The lounge features an outstanding brick fireplace with a tiled hearth and wooden beams.

Upstairs, the first floor features the fourth bedroom, which can serve as a home office, as well as the house bathroom, complete with a freestanding bath and a separate shower.

On the second floor, there are three double bedrooms. The principal bedroom offers built-in wardrobes and a luxurious modern en-suite shower room with

underfloor heating.

Externally, this property features a beautiful enclosed courtyard with Indian stone paving. On-street parking and a carport are included.

## ENVIRONS

Carlton Cottage is situated in the heart of the village. Its close proximity to the A1M makes Bramham an ideal location for commuting and accessing major motorways.

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 RENT

- Cottage
- Four Bedrooms
- Two Bathrooms
- Stunning Open Plan Kitchen Diner
- Feature Fireplaces
- South East 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

VIEWING ARRANGEMENTS

Strictly through Monroe Lettings & Property Management

## CARLTON COTTAGE TENTER HILL





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## ADDITIONAL INFORMATION

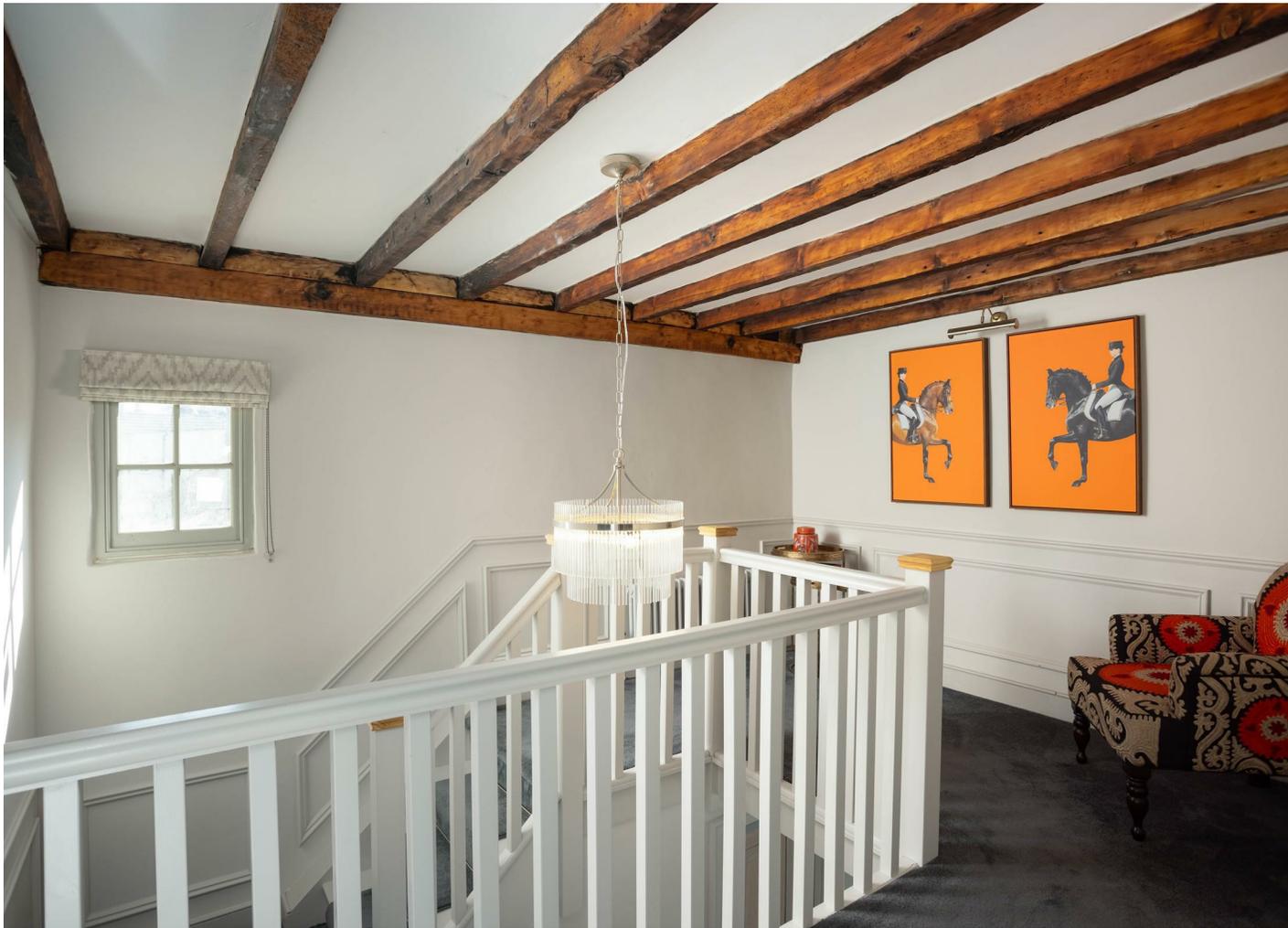
**Local Authority** – Leeds City Council

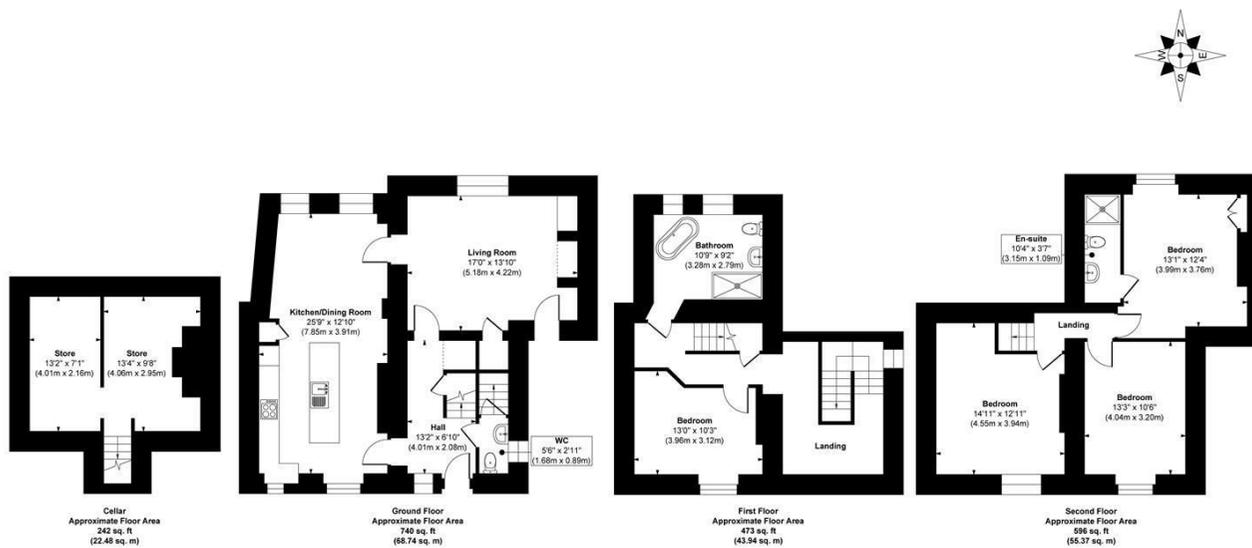
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 2051.00 sq ft

**Tenure** –





**Approx. Gross Internal Floor Area 2051 sq. ft / 190.53 sq. m**

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>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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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