



## 18 Bowcliffe Road, Bramham, Wetherby, LS23 6TJ

This striking four/five bedroom link detached village home boasts an exacting specification, cleverly planned family accommodation impeccably presented throughout (circa 2450 sqft) with flexible living space, delightful landscaped gardens and extensive gated and covered parking with double garage- A PERFECT HOME FOR THE BUSY FAMILY !

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West Yorkshire, LS22 6NE

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**18 Bowcliffe Road, Bramham,  
Wetherby, West Yorkshire, LS23 6TJ**

**Guide Price: £875,000**

- Unique village home
- 2450 sqft over three floors
- Two large reception Rooms
- Impressive dining kitchen
- 'Penthouse' style principal suite
- Three/ four further bedrooms
- Magnificent landscaped gardens
- Gated parking / Double garage



## General remarks

Conveniently located on the southern outskirts of the historic village of Bramham this truly unique contemporary home boasts handsome period elevations combined with state of the art interiors including under floor heating to the ground floor with central heating elsewhere, comprehensive double glazing, stylish decor and an exacting energy rating.

A welcoming reception hall with guest cloakroom leads to a stunning family dining kitchen - the heart of the home ideal for entertaining, relaxing and cooking. This impressive open-plan room connects seamlessly to a large and spacious family room, providing flexible living spaces perfect for family gatherings or quiet relaxation. There is the additional comfort of a separate utility room.

The first-floor layout provides many permutations for the growing family. A 22ft sitting room would also be a perfect base / bedroom for a teenager alongside which sits a peaceful study with rear woodland aspects.

There are three further double bedrooms on this level; one having its own ensuite and the remainder being served by a stylish house bathroom.

Finally on the second floor lies a hedonistic principal suite comprising a double bedroom with its own fully fitted dressing room and luxury bathroom.

Back on the ground floor both the family room and the dining kitchen have full width bi-fold doors opening up onto the large composite sun deck with steps leading to fully landscaped rear gardens with lawns and further seating areas ultimately leading down to the quiet Bramham Beck with Riparian rights.

Located on Bowcliffe Road this exceptional home lies just a short stroll from the heart of the village and its thriving community with a villages store, public houses and primary school. Wider ranges of shopping and recreational amenities can be found in Boston Spa, Collingham and Wetherby.

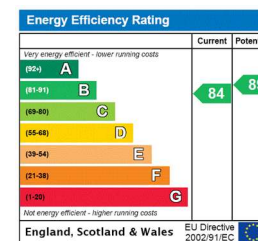
Floorplans



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Contact us



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## Directions

What3Words zoos.sizzled.takeovers

## Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently G

## Tenure, Services & Parking

- Freehold
- All Mains services are installed
- Gated parking with EV charging point, driveway and double garage

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/consultations/check-for-flooding-in-england)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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