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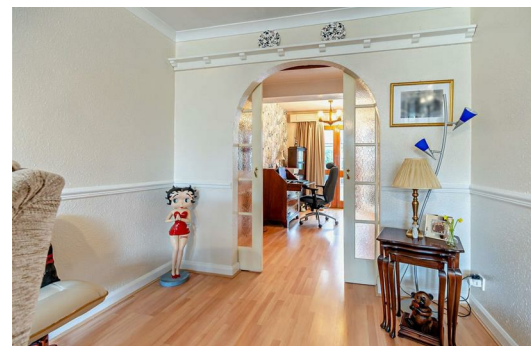
11 Derwent Rise, Wetherby, LS22 7UN **Offers over £265,000**

Welcome to this charming semi-detached house located in the sought-after area of Derwent Rise, Wetherby. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those in need of a home office.

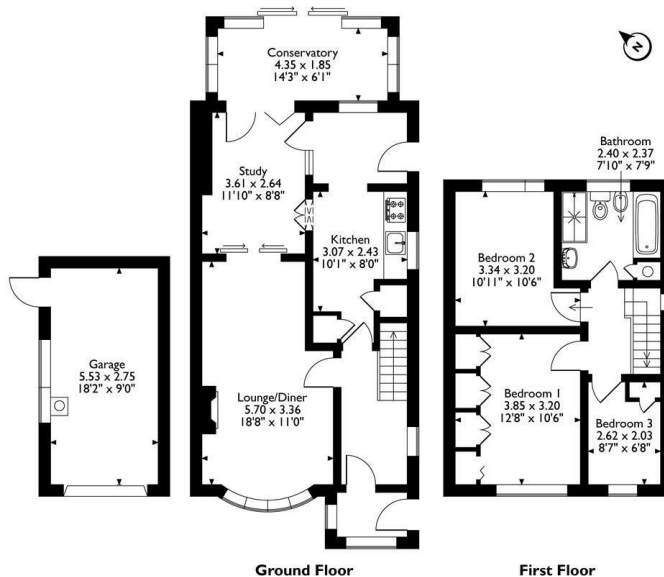
The property features a well-maintained bathroom, ensuring your comfort and convenience. Spanning across 1,023 sq ft, this house offers a comfortable living space for you to make your own.

Derwent Rise is known for its peaceful surroundings and friendly community, making it an ideal location for those seeking a tranquil lifestyle. With easy access to local amenities, schools, and parks, this property provides both convenience and comfort.

Don't miss the opportunity to make this lovely house your new home. Book a viewing today and envision the endless possibilities that this property has to offer.



Derwent Rise, Wetherby
 Approximate Gross Internal Area
 Main House = 101 Sq M/1087 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 116 Sq M/1248 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Lounge/Diner

18'8" x 11'0" (5.70 x 3.36)
 The spacious lounge/diner features a front aspect bay window, built-in gas burning fireplace and laminated flooring. From here the room flows to the study via double glass paned sliding doors on arched doorway

Kitchen

10'0" x 7'11" (3.07 x 2.43)
 The modern well-spaced kitchen is fitted with storage cupboards and built-in utilities, including an oven, hob and extraction unit.

Study

11'10" x 8'7" (3.61 x 2.64)
 The study features laminated flooring and exits to the conservatory through wood and glass paned folding doors. There is also access to the kitchen from here.

Conservatory

14'3" x 6'0" (4.35 x 1.85)
 The well-spaced light-filled conservatory exits to the rear garden via double glass sliding doors.

Bedroom 1

12'7" x 10'5" (3.85 x 3.20)
 This double bedroom features a front aspect window, carpeted flooring and built in storage space.

Bedroom 2

10'11" x 10'5" (3.34 x 3.20)
 Bedroom two is a good-sized single and features a window with views to the back garden and carpeted flooring.

Bedroom 3

8'7" x 6'7" (2.62 x 2.03)
 Bedroom three is a snug single and offers a front aspect window, carpeted flooring and built-in storage space.

Bathroom

7'10" x 7'9" (2.40 x 2.37)
 The bathroom is equipped with toilet, wash hand basin, bath and shower facilities

Garage

18'1" x 9'0" (5.53 x 2.75)
 The spacious garage has a side window and door that exits to the back garden.

Garden

At the front of the property there is a well maintained lawn covered garden that includes, flower bedding, shrubs, garden features and border hedging. There is a driveway that leads to covered parking and garage at the back. The rear garden area is mostly covered with blocked paving and also features a small pond, potted plants mature shrubs, flower beds and a shed.

