



1 Micklethwaite Steps, Wetherby, LS22 5LD



Key Features

- Detached family home
- Three reception rooms
- Dining kitchen with integrated appliances
- Four bedrooms
- Ensuite to main bedroom
- Modern house bathroom
- Enclosed south facing garden
- Off street parking
- Sought after development
- Walking distance to Wetherby town centre



Situated in the charming Micklethwaite development is this four bedroom detached home which has been beautifully maintained by the current owners and is within a short stroll of Wetherby town centre.





Situated in the charming Micklethwaite development is this four bedroom detached home which has been beautifully maintained by the current owners and is within a short stroll of Wetherby town centre.

To the ground floor is a welcoming entrance hallway which leads to the modern breakfast kitchen with fitted wall and base units and granite worktops. There are a range of integrated appliances including a larder fridge, a dishwasher and an electric range style cooker and there is space and plumbing for a washing machine. Double doors lead from the hallway into the lounge which features an electric living flame fire and doors to the south facing garden. There is a separate dining room, an office (which is currently used as a utility/store room), an understairs storage cupboard, cloaks cupboard and a guest W.C.

To the first floor are four bedrooms including the principal bedroom with ensuite shower room and fitted wardrobes and there are fitted wardrobes to two further bedrooms. There is a modern fully tiled house bathroom and an airing cupboard which houses the boiler.

Externally is a block paved driveway with off street parking and there is an enclosed south facing courtyard garden with artificial lawn, an awning and space for outdoor seating.

The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access onto the region's motorway network, Leeds, York and Harrogate.

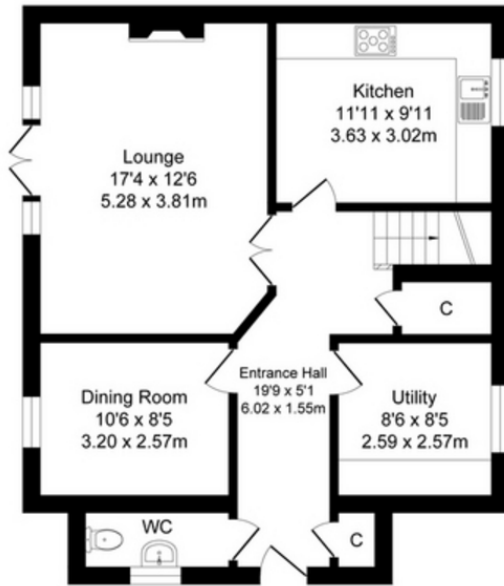
Tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



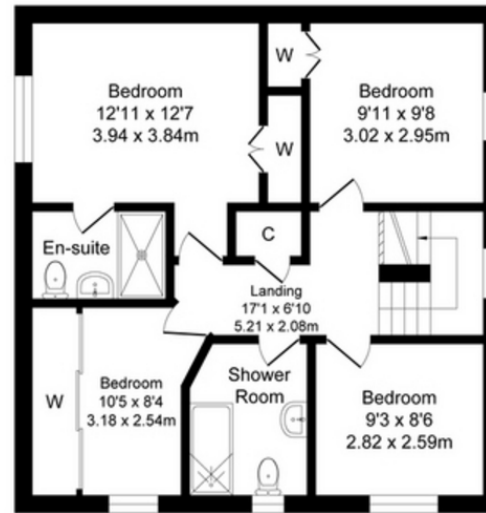
Micklethwaite Steps, Wetherby

Total Approx. Floor Area 1389 Sq.ft. (129.0 Sq.M.)

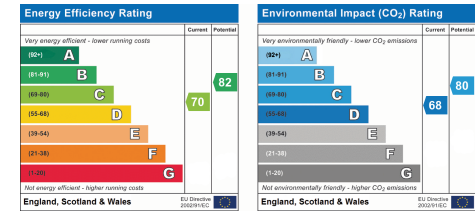
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 727 Sq.Ft (67.5 Sq.M.)



First Floor
Approx. Floor Area 662 Sq.Ft (61.5 Sq.M.)



Tenure Type: Leasehold
Council Tax Band: E
Council Authority: Leeds City Council

Butler Ridge
8 High Street,
Wetherby, LS22 6LT
01937 203 222 | enquiries@butlerridgegroup.com

All information, descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers, should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services, equipment, fixtures and fittings included in the property have not been tested therefore no warranty can be given as to their condition or operation.

