

61 Glebe Field Drive, Wetherby, LS22 6WF





- Detached property in a generous plotNow in need of modernisation
- Open plan living/dining room
- Kitchen overlooking the rear garden
- Three bedrooms
- House bathroom
- Double glazing throughout
- Lawned gardens to front and rear
- Sought after location off Spofforth Hill
- Within walking distance of Wetherby town centre







A much loved three bedroom detached home, set in a generous plot, located in the popular Glebe Field estate off Spofforth Hill.











This detached home, now in need of modernisation, is approached via a gravelled driveway which leads to the single garage.

To the ground floor is an entrance hallway with a useful understairs storage cupboard. The kitchen is to the rear, overlooking the garden, with a range of wall and base units and ample space for appliances. An archway leads to the open plan living/dining room with a gas fire and double doors to the rear garden.

To the first floor is a landing with a window to the side, three bedrooms and the house bathroom.

The gardens are a particular feature of this property, with generous lawned areas to both the front, side and the rear and there is a single garage with electricity and Wetherby town centre is within walking distance.

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 to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets within walking distance and there are beautiful walks along the river within relatively close proximity.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.





Glebe Field Drive, Wetherby Total Approx. Floor Area 863 Sq.ft. (80.1 Sq.M.) (Including Garage) 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. Kitchen Bedroom 10'11 x 9'0 12'2 x 7'11 Bathroom 3.32 x 2.75m 3.70 x 2.42m С Lounge/Diner Landing 19'8 x 11'8 6.00 x 3.55m Bedroom Garage 11'10 x 8'2 17'1 x 8'9 Bedroom 3.60 x 2.50m 5.20 x 2.66m 8'8 x 6'2 2.64 x 1.87m Hall C First Floor Garage Ground Floor Approx. Floor Approx. Floor Approx. Floor Area 149 Sq.Ft Area 365 Sq.Ft Area 349 Sq.Ft (13.8 Sq.M.) (33.9 Sq.M.) (32.4 Sq.M.)

Energy Efficiency Rating Current Potentia Very energy efficient - lower running costs (92+) A 88 В C (69-80) (55-68) D) Ξ (39-54) (21-38) G Not energy efficient - higher running costs EU Directive 2002/91/EC England, Scotland & Wales

Tenure Type: Freehold Council Tax Band: D Council Authority: Leeds City Council

 All information, descriptions, dimensions and other particulars are given in good faith and are believed to be

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 correct, but any intending purchasers, should not rely on them as statements or representations of facts, and

 8 High Street,
 must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services,

 Wetherby, LS22 6LT
 equipment, fixtures and fittings included in the property have not been tested therefore no warranty can be

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