



61 Glebe Field Drive, Wetherby, LS22 6WF



Key Features

- Detached property in a generous plot
- Now 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.

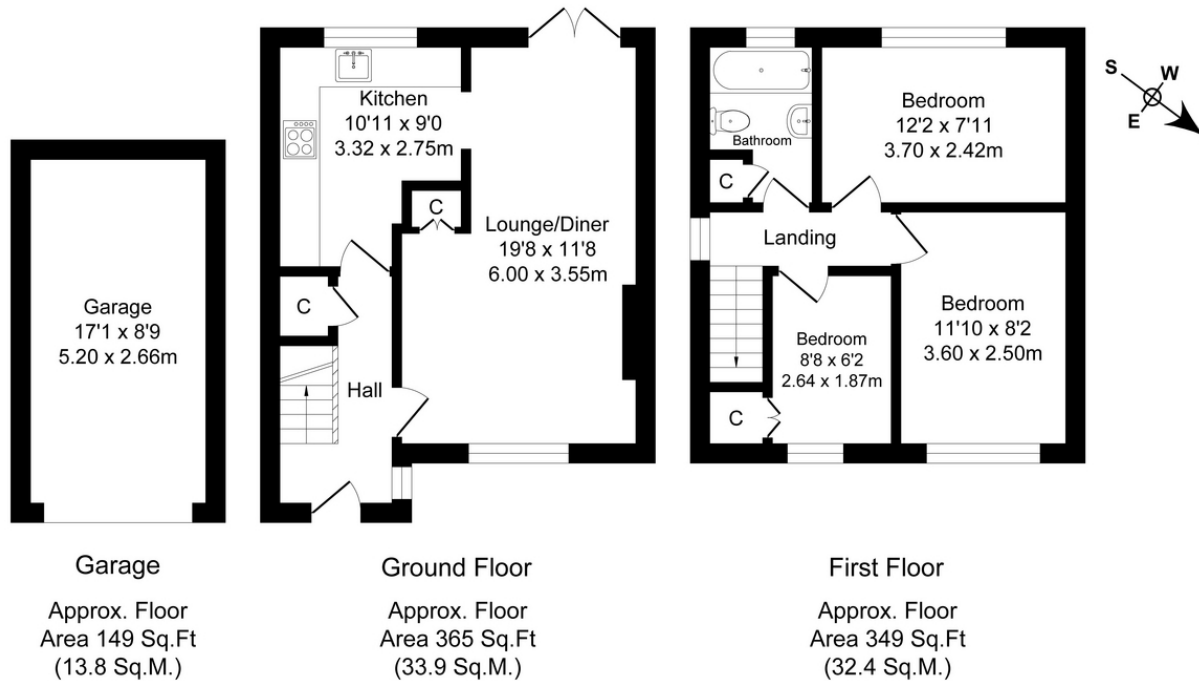
The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	66	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	88
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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

