



38 Hall Orchards Avenue, Wetherby, LS22 6SN



# Key Features

- An extended detached home
- Two reception rooms
- Beautiful open plan kitchen/diner
- Utility room and guest W.C.
- Three bedrooms
- Modern house bathroom
- South facing enclosed rear garden
- Garage for storage
- Block paved double width driveway
- Sought after location



*A beautifully presented and extended three bedroom detached home, with a south facing garden, located in the heart of Wetherby.*





The property is accessed via an entrance porch, with tiled flooring, which leads to a hallway with Karndean wood effect flooring and a useful understairs cupboard. To the front is a sitting room, flooded with natural light, with a gas fire and limestone surround. A door leads to an additional room, ideal as a home office or playroom, with double doors to the garden. The open plan kitchen/dining room, with a continuation of Karndean flooring, is to the rear with a roof light and a further set of double doors to the garden. The kitchen, by Design House Interiors, is fitted with painted solid oak units with complimenting grey worktops. There are a range of integrated appliances including a dishwasher, double oven and gas hob and there is space for a fridge/freezer. The kitchen then leads to a utility room with space and plumbing for a washing machine and space for a tumble dryer, fridge or freezer. A door then leads to the ground floor W.C.

A staircase with an oak banister leads to the first floor where are three bedrooms, two doubles and a single, and a modern bathroom with a four piece suite and heated towel radiator.

The property is approached via a double width block paved driveway and a garage, ideal for storage. The rear of the garage has been converted to create the utility room and guest W.C. The south facing rear garden is a wonderful space to enjoy the afternoon sun and is fully enclosed with a stone paved patio which runs across the rear of the house and continues round to the side gate.

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.

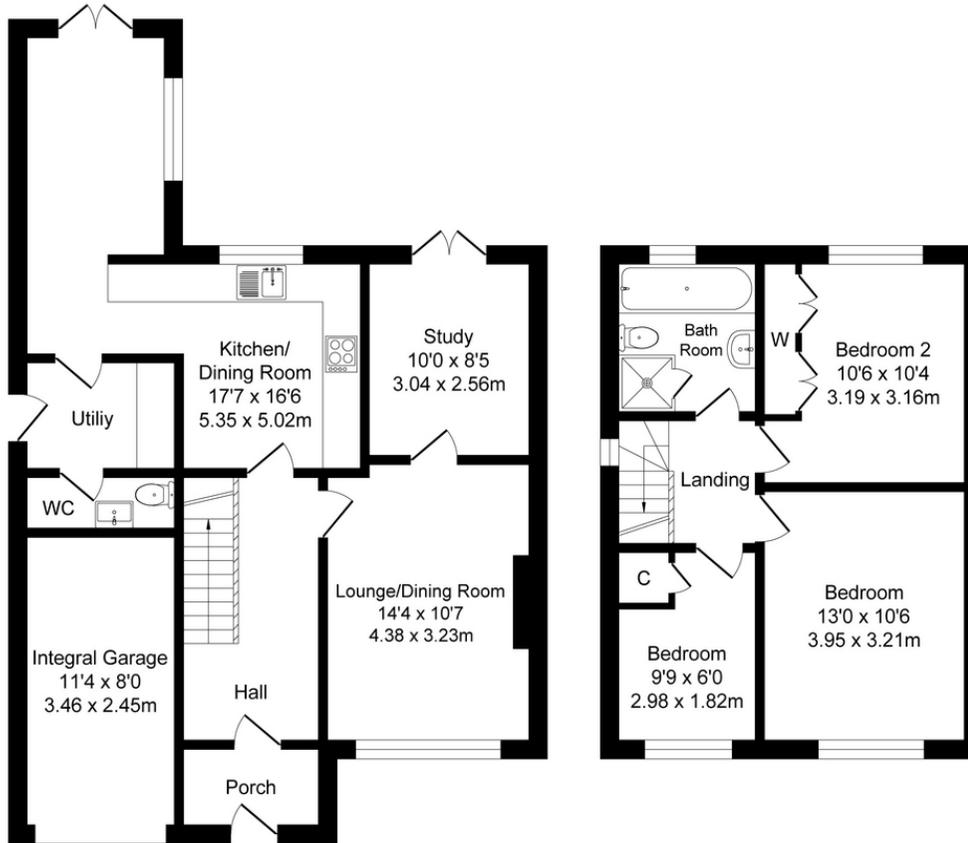


# Hall Orchards, Wetherby

## Total Approx. Floor Area 1260 Sq.ft. (117.1 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.



**Ground Floor**  
Approx. Floor Area 809 Sq.Ft (75.2 Sq.M.)

**First Floor**  
Approx. Floor Area 451 Sq.Ft (41.9 Sq.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>80</b>
(55-68)	<b>D</b>	<b>66</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

