



Maple Drive, Wetherby LS22 7QZ

welcome to

Maple Drive, Wetherby

Offered for sale with vacant possession and no onward chain. This three bedroom, semi-detached, property is located in Wetherby close to local amenities and will appeal to a range of buyers. Early viewing is advised - CALL NOW TO BOOK YOUR APPOINTMENT TO VIEW!

Living Room

8' 4" x 24' 5" (2.54m x 7.44m)

A good sized living room with double glazed window to the rear aspect. There is also a fire place to one side.

Kitchen

8' 9" x 14' 7" (2.67m x 4.45m)

The kitchen currently features fitted wall and base units. There is double glazed windows to two sides.

Bedroom One

10' 2" x 13' 8" (3.10m x 4.17m)

A good sized double bedroom with window to the front aspect.

Bedroom Two

10' 6" x 11' 4" (3.20m x 3.45m)

Another good sized double bedroom with window to the rear aspect.

Bedroom Three

6' 5" x 10' 7" (1.96m x 3.23m)

A single bedroom with window to one side.

Shower Room

Featuring a shower cubicle, W.C, and hand wash basin.

Rear Garden

The rear garden is fully enclosed and features a paved area, hedging to one side and some borders.

Driveway & Garage

The property benefits from driveway parking and a single garage.

Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'





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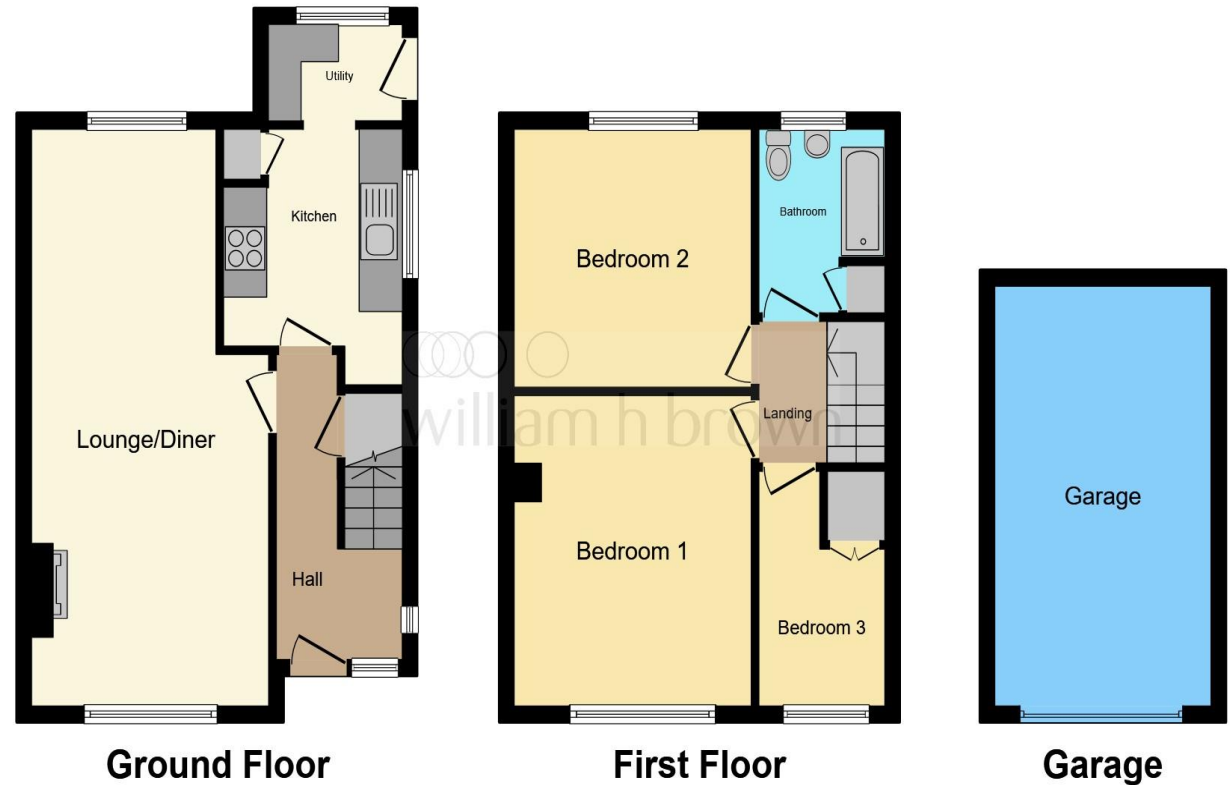
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Maple Drive, Wetherby

- VACANT POSSESSION
- WETHERBY LOCATION
- CLOSE TO AMENITIES
- REAR PAVED GARDEN
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: D

£250,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HRG106655 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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