



**Woodland Drive, Thorp Arch, Wetherby LS23 7BL**



**welcome to**

**Woodland Drive, Thorp Arch Wetherby**

A four bed well-presented and spacious Town House sat in a quiet cul-de-sac which is situated in a popular and sought after residential location.



### **Woodland Drive**

A well-presented and spacious four bed town house positioned in a quiet cul-de-sac, located in a highly sought after area of Thorp Arch. The accommodation is set over three floors and briefly comprises; entrance hall, snug, kitchen, utility room, guest wc and conservatory to the ground floor. On the first floor there is a sitting room and bedroom with en-suite and to the second floor there three further bedrooms, en-suite and house bathroom. Externally the property benefits from a driveway providing off street parking to the front and an enclosed patio garden to the rear.

### **Entrance Hall**

The front entry door opens in to the entrance hall, which has two storage cupboards and a radiator.

### **Guest Wc**

Having a wash hand basin and low flush wc.

### **Snug**

13' 5" x 8' 5" ( 4.09m x 2.57m )

With a wall mounted electric fire, radiator and double glazed window to the front elevation.

### **Kitchen**

17' 2" x 14' 10" ( 5.23m x 4.52m )

An open plan style kitchen with lounge area. Fitted with a range of wall and base units with complimentary Quartz worksurfaces which incorporate a sink with mixer tap. Split level cooking comprises; integrated eye level double oven and 5 burner gas hob with cooker hood over. Space for double fridge/freezer. Under counter lighting and ceiling spot lights. Breakfast bar. Windows to the rear elevation. The kitchen also provides access through to the conservatory.

### **Utility Room**

5' 6" x 4' 10" ( 1.68m x 1.47m )

Having plumbing for washing machine and dryer.

### **Conservatory**

14' 6" x 10' 6" ( 4.42m x 3.20m )

An Edwardian style conservatory with windows to the front and side elevations. Double doors open out to the rear garden.

### **First Floor**

Stairs rise from the entrance hall up to the first floor landing.

### **Sitting Room**

18' 2" x 17' 1" ( 5.54m x 5.21m )

Having a feature electric fire, radiator and two double glazed windows to the rear elevation. Double glazed doors open to a Juliet balcony.

### **Bedroom One**

17' 2" x 13' 2" ( 5.23m x 4.01m )

A good sized double bedroom with fitted wardrobes, a radiator and three double glazed windows to the front elevation.

### **En-Suite**

Fitted with a walk in shower, pedestal wash hand basin with mixer tap and low flush wc.

### **Second Floor Landing**

Stairs rise from the first floor landing up to the second floor landing.

### **Bedroom Two**

17' 1" x 11' 9" ( 5.21m x 3.58m )

A second good sized double bedroom, which has fitted wardrobes, a radiator and six skylight windows to the rear elevation.

### **En-Suite**

With a walk in shower, pedestal wash hand basin and low flush wc.

### **Bedroom Three**

16' 1" x 8' 5" ( 4.90m x 2.57m )

With fitted wardrobes, a radiator and double glazed window to the front elevation.

### **Bedroom Four**

7' 11" x 8' 5" ( 2.41m x 2.57m )

With a radiator and two skylight windows to the front elevation.

### **Bathroom**

Fitted with a white three piece suite comprising; panelled bath with shower over, pedestal wash hand basin and low flush wc. Chrome ladder style towel rail.

### **Externally**

### **To The Front**

At the front of the property there is a driveway providing off street parking for two cars.

### **To The Rear**

At the rear of the property there is south facing paved garden with planted borders, enclosed by timber fencing.



**view this property online** [williamhbrown.co.uk/Property/HRG106730](http://williamhbrown.co.uk/Property/HRG106730)



welcome to

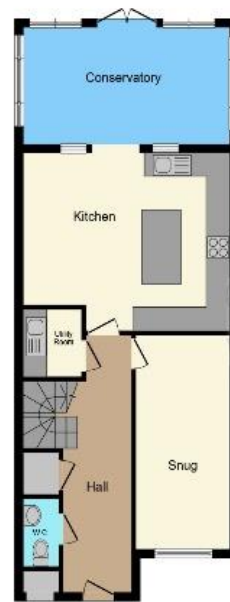
## Woodland Drive, Thorp Arch Wetherby

- Well-Presented Town House
- Four Bedrooms
- Two En-suites
- Two Reception Rooms
- Driveway & Rear Garden

Tenure: Freehold EPC Rating: C

offers over

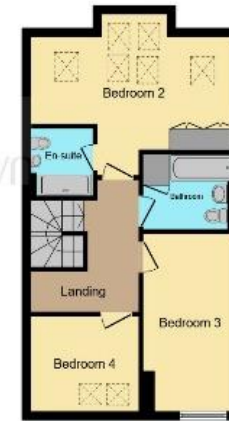
**£400,000**



Ground Floor



First Floor



Second Floor



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HRG106730](http://williamhbrown.co.uk/Property/HRG106730)



Property Ref:  
HRG106730 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire, HG1 1JL



[williamhbrown.co.uk](http://williamhbrown.co.uk)