



Wetherby Road, Wetherby

A UNIQUE OPPORTUNITY TO ACQUIRE THIS 3 BEDROOM DETACHED BUNGALOW IN A PRIME LOCATION AND WITH STUNNING VIEWS WITH POTENTIAL TO IMPROVE.

Asking Price £450,000

HUNTERS[®]
EXCLUSIVE

Wetherby Road, Wetherby

DESCRIPTION

***** OFFERED WITH NO ONWARD CHAIN**** Hunters Wetherby are proud to market this individual detached bungalow with outstanding views to the front towards Linton village and the woodland surrounding Wetherby golf course and the river Wharfe.

This Bungalow hasn't been on the market in over 20 years and has been a much loved family home and prior to these sellers we have been made aware that the property was owned by an " Ex Leeds United player".

On entering the property via the entrance vestibule you enter into an inner reception hallway. There is a cloakroom with low level w/c. The sitting room offers patio doors leading out onto the sun deck so that you can enjoy the stunning countryside views. There is a separate dining area which is accessed via a feature arch so one can enjoy formal dining or additional living space. The view from the dining room is delightful and looks over the woodland that surrounds the River Wharfe. The third bedroom is accessed from the dining room.

The Kitchen is a mix of wall and base units and with integrated appliances is fully functional but has the scope to improve. There is a gas hob and electric oven, built-in microwave and dishwasher.

There are 2 further bedrooms and the master benefits from fitted wardrobes and has access into the garage/utility room.

The bathroom really does surprise you in size and has huge potential for improvement. The burgundy four piece suite is made up of a sunken jacuzzi bath, which is ideal for relaxing, a low level W/C, bidet & separate shower cubical.

To the front of the property there is a tarmac driveway that is uphill. There is a mature tiered garden that is well established and looks very attractive from the roadside. There is a bay to provide off street parking in front of the garage. To the side there is access to a car port and high conifers protect provide privacy. There is a new conservatory that is accessed from the outside of the property so that sunny evenings can be enjoyed.

**** PROBATE IS NOW GRANTED ON THIS PROPERTY****

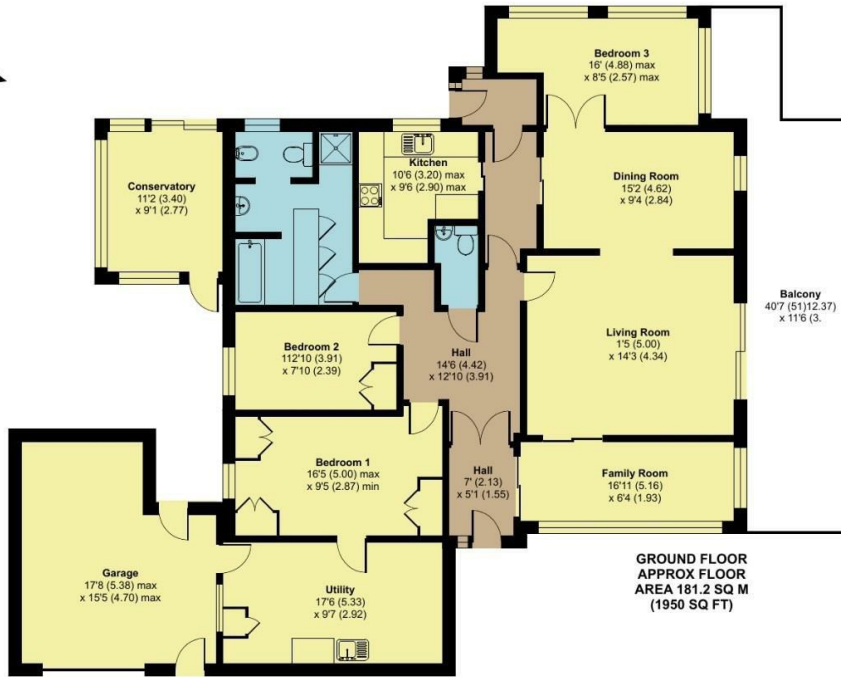




Wetherby Road, Collingham, Wetherby, LS22

Approximate Area = 1950 sq ft / 181.2 sq m (includes garage)

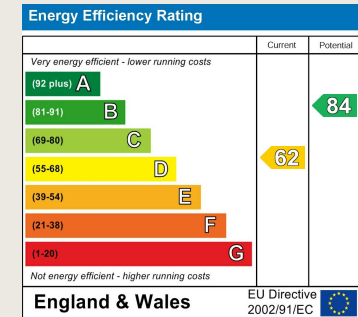
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2022. Produced for Hunters Property Group. REF: 924406

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com

