



## Rudgate Green, Thorp Arch, LS23 7GD

- 4 BEDROOM SEMI DETACHED HOME
- GOOD SIZED BEDROOMS
- SINGLE GARAGE
- LARGE KITCHEN
- WELL LOOKED AFTER GARDEN
- EPC RATING- B/ COUNCIL TAX BAND-D

**Offers Over £410,000**



# Rudgate Green, Thorp Arch, LS23 7GD - Offers Over £410,000

## DESCRIPTION

HUNTERS WETHERBY are proud to present this four bedroom semi- detached town house in the sought after location of Thorp Arch.

This beautifully presented town house offers fantastic modern style living and is spread over three floors which comprise as follows.

To the ground floor is an inner hallway which allows access to the spacious lounge which offers a lovely outlook from the front elevated window that looks out onto the children's play area.

The beautifully presented kitchen has been created to give the WOW factor with entertaining in mind. The central island, which provides additional storage and also the induction hob really does become the hub of the home. The impressive room has a fitted wine cooler, fridge/freezer, washing machine and dishwasher. The bifold doors create a fantastic space which really does give the feeling of outdoor indoor living which is great coming into the spring/summer months.

The first floor and second floor briefly comprise of four bedrooms and house bathroom, the master bedroom located on the second floor is a large space that also benefits from built in storage and en-suite with walk in shower cubicle.

The house bathroom comprises of low level W/C, pedestal sink basin and shower over bath. The bathroom is part tiled and is modern.

To the rear of the property is a well looked after garden which is enclosed and also consists of a garage which the current owners are using part of as an office and the rest as storage but this could be converted back into a garage if required. The garage has French doors which open into the garden. The decked area is ideal for summer barbeques.

The front of the property offers off street parking for two cars and an electric charging point.

Thorp Arch is only a short distance to Boston Spa which offers both primary and secondary schools, local shops, local bars and restaurants. The A1/M motorway is only three miles away providing easy access to the regions motorway network.

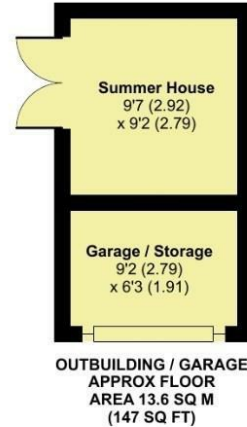
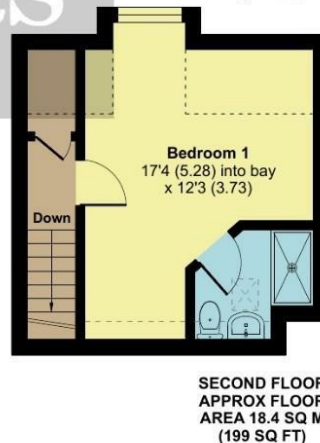
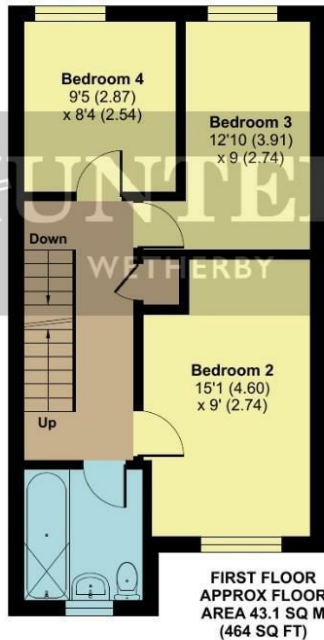
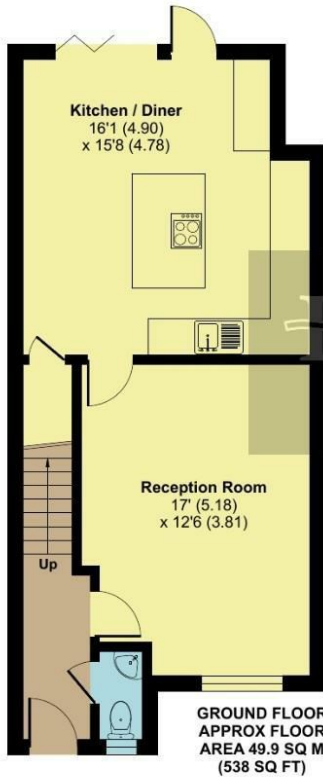




# Rudgate Green, Thorp Arch, Wetherby, LS23

Denotes restricted head height

Approximate Area = 1201 sq ft / 111.5 sq m  
 Limited Use Area(s) = 51 sq ft / 4.7 sq m  
 Garage = 58 sq ft / 5.3 sq m  
 Outbuilding = 89 sq ft / 8.2 sq m  
 Total = 1399 sq ft / 129.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1107714

## Viewings

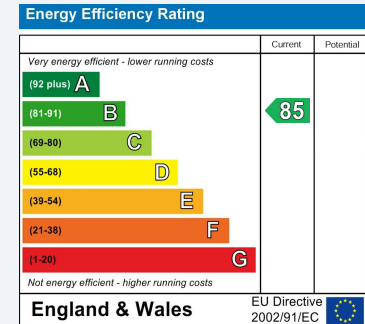
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



5a Market Place Wetherby, LS22 6LQ  
 Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>