



Derwent Rise, , Wetherby, LS22 7UN

- THREE BEDROOM SEMI-DETACHED
- GARAGE & DRIVEWAY
- GREAT LOCATION
- WELL MAINTAINED
- CONSERVATORY
- EPC RATING D / COUNCIL TAX BAND C

Guide Price £299,950



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DESCRIPTION

Hunters Wetherby are delighted to present this charming three-bedroom semi-detached house in Wetherby's affluent neighborhood!

As you enter the property there is a front porch which leads into a spacious and inviting hallway. To the left you will find the living room which has beautifully bay windows that allows in natural light creating a warm and welcoming area. The living room boasts a spacious area with an inviting archway leading to a cosy dining room, perfect for family meals or entertaining guests. Off the dining room there is a nice and bright conservatory which offers views of the garden and allows for indoor-outdoor living.

The kitchen is a classic galley-style, moderately sized, with wooden cabinets, including a sleek gas hob and above an extractor hood ensuring efficient ventilation. The kitchen leads into a convenient utility room where there is wooden wall base units and a fridge freezer.

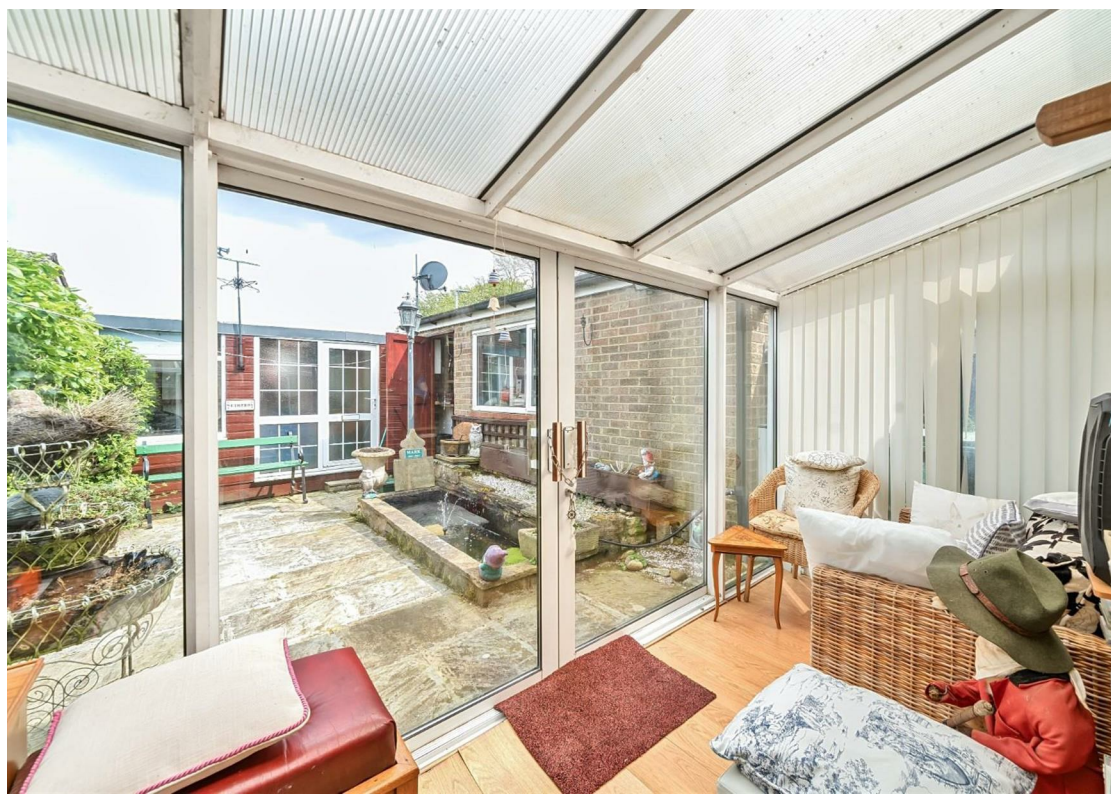
The first floor comprises of three comfortable bedrooms each with its own unique and character. There is a house bathroom with a well sized bathtub which also benefits from the shower over the bath, wash basin with a vanity unit and low level w/c. The bathroom also has a separate walk-in shower . The master bedroom benefits from built in wardrobes. equipped with ample storage space. The third bedroom has been made into a study room or it can also be the perfect room for a single cosy bedroom.

The garden has potential for landscaping or creating an outdoor seating area. It also has a garden shed offering ample storage for all your gardening tools, equipment and outdoor essentials.

The property features a spacious garage and driveway, providing convenient parking.

This home offers a perfect blend of functionality, promising a delightful experience for its lucky inhabitants.

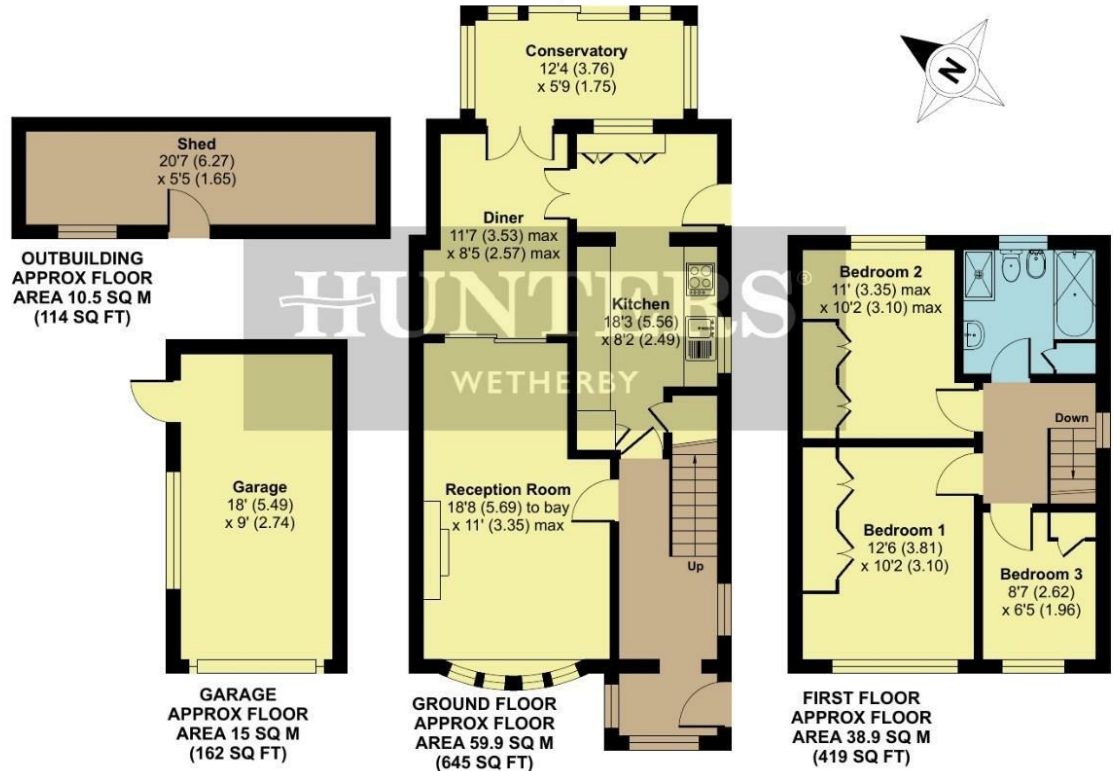




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Approximate Area = 1064 sq ft / 98.8 sq m
 Garage = 162 sq ft / 15 sq m
 Outbuilding = 114 sq ft / 10.5 sq m
 Total = 1340 sq ft / 124.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1126360

Viewings

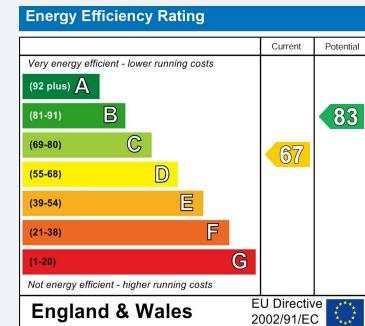
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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