



## Woodhill View, , Wetherby, West Yorkshire, LS22 6PP

- THREE BEDROOM SEMI DETACHED HOME
- BEAUTIFUL GARDEN
- OFF STREET PARKING
- LOFT ROOM
- SET IN THE MARKET TOWN OF WETHERBY
- EPC RATING- D/ COUNCIL TAX BAND- C

**Asking Price £435,000**



# Woodhill View, , Wetherby, West Yorkshire, LS22 6PP

## DESCRIPTION

HUNTERS WETHERBY ARE PROUD TO PRESENT THIS THREE BEDROOM SEMI DETACHED HOME WITH LOFT ROOM IN THE SOUGHT AFTER LOCATION OF WETHERBY!

Upon entering the property you are greeted with an open hallway with access to the ground floor rooms, that briefly comprise of dining room, lounge, kitchen and W/C.

The modern kitchen, which has recently been replaced by the current owners, is fitted with a range of wall and base units and integrated appliances consist of: dishwasher, fridge freezer, 5 ring gas hob, electric oven and dishwasher, there is also space for washing machine and dryer.

The spacious dining room which features double doors leading into the lounge offering the flexibility to have open plan living. The lounge also benefits from an electric log burner which creates a cosy feel of the room.

To the first floor are three well proportioned rooms, one of which benefits from an en-suite, and house shower room.

The spacious master bedroom, that is fitted with bedroom furniture and wardrobes, benefits from the spacious en-suite with shower over bath, low level w/c, fully tiled walls and vanity unit.

To the second floor is the loft room that is currently being used as a bedroom the space benefits from a velux window looking over the rear of the property allowing natural light.

The house bathroom on the first floor consists of a double walk in shower, double vanity unit, fully tiled walls and heated towel rail.

To the front of the property is a block paved driveway offering off street parking for multiple cars which leads to the garage. To the rear of the property is the gorgeous fully landscaped mature garden on split levels. On the lower level is Indian stone patio that was replaced in 2019 by the current owners. There are then steps up to the stunning and well maintained lawned area of the garden with mature flower and shrub borders with hedge and fence boundaries creating privacy.

The summer house in the rear garden which is currently been used as storage space and a workshop is perfect for these upcoming summer months with the french doors opening onto the gorgeous garden creating the feeling of indoor outdoor living for these upcoming summer months.





## Woodhill View, Wetherby, LS22

Approximate Area = 1144 sq ft / 106.2 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

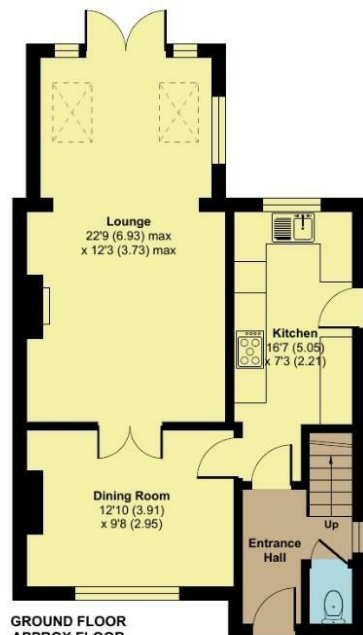
Garage = 256 sq ft / 23.7 sq m

Outbuilding = 258 sq ft / 23.9 sq m

Total = 1695 sq ft / 157.2 sq m

For identification only - Not to scale

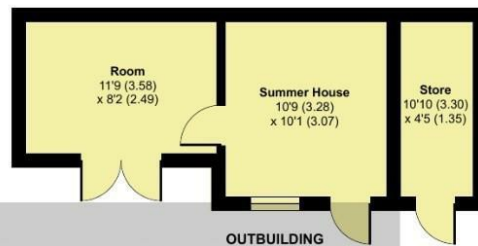
Denotes restricted  
head height



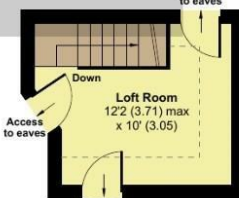
GROUND FLOOR  
APPROX FLOOR  
AREA 54.3 SQ M  
(584 SQ FT)



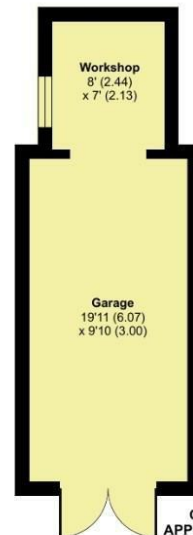
FIRST FLOOR  
APPROX FLOOR  
AREA 44.9 SQ M  
(483 SQ FT)



OUTBUILDING  
APPROX FLOOR  
AREA 24 SQ M  
(258 SQ FT)



SECOND FLOOR  
APPROX FLOOR  
AREA 7.2 SQ M  
(77 SQ FT)



GARAGE  
APPROX FLOOR  
AREA 23.8 SQ M  
(256 SQ FT)



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1135547

### Viewings

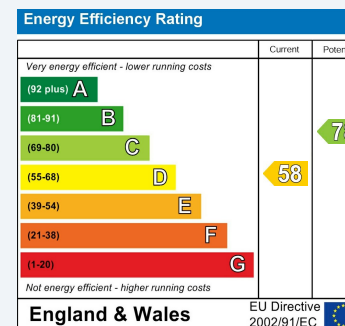
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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