

Field House Close, Wetherby, LS22 6UD

- Five bedroom detached family home
- Offered with no onward chain
- Impressive plot with large enclosed front and rear garden
- EPC rating - C/ Council tax band - G
- Extensive parking with garage with electric door
- Much sought after cul-de-sac
- Within walking distance to Wetherby town and 'outstanding' school

Offers Over £695,000

Council Tax: G



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DESCRIPTION

A rare opportunity to acquire this lovely five bedroom detached home with scope for potential enlargement, subject to planning permission. A cul de sac location conveniently placed for easy access to Wetherby town centre and Linton.

Offered to the market for the first time in over thirty years this spacious and well proportioned five bedroom detached family home is situated on this popular development off Sicklinghall Road.

Entering into the reception hallway which provides access to the downstairs accommodation which includes a study with a large built in book case.

The kitchen is well laid out and whilst would benefit from some updating is functional and has a range of wall and base units, integrated electric hob and oven and space for a fridge freezer. There is also access to the utility room which has plumbing for a washing machine and tumble dryer and access to the integrated double garage.

The spacious living/dining room with sliding doors which open into the rear garden and when open fully create a fantastic space to create a lovely outdoor/indoor feel. There is a stone feature fireplace which provides a focal point to the room and a large window to the front of the property provides ample natural light giving the room a bright and airy feel.

The master bedroom benefits from plenty of built in wardrobes and en-suite with shower over bath, vanity unit and W/C. There are two further double bedrooms and two singles. The larger than average landing space has French doors that lead to a terrace area.

Finishing the upstairs space is the house bathroom with four piece suite including, shower cubicle, bath, vanity unit and W/C.

A large driveway to the front with a range of trees and bushes leads to the rear garden that offers a tranquil space. The driveway has enough space for off street parking for multiple cars.

To the rear of the property is a very enclosed and private area with large trees surrounding. The garden is mostly laid to lawn with a patioed area perfect to sit outside on these lovely summer days. The beautiful shrubs and flowers really do make the garden a tranquil place to relax.

Agents notes: There are two local primary schools which are both currently rated by Ofsted as outstanding (at the time of marketing, 19th June 2024) within walking distance which are St. Josephs Catholic Primary School and Crossley Street Primary School. Wetherby town centre is also within walking distance of the property.





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Approximate Area = 2285 sq ft / 212.2 sq m (includes garage and excludes void)

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 125.8 SQ M
(1354 SQ FT)

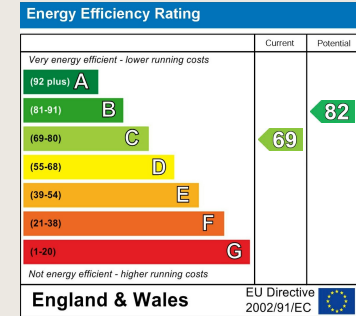
FIRST FLOOR
APPROX FLOOR
AREA 96.4 SQ M
(931 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Hunters Property Group. REF: 1160724

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.

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