



## Riverdale, Wetherby, LS22 6RP

- THREE BEDROOM DETACHED HOUSE
- CLOSE TO AMENITIES
- OFFERED WITH NO ONWARD CHAIN
- LARGER THAN AVERAGE GARDEN
- ROOM TO EXTEND SUBJECT TO PLANNING PERMISSION
- EPC RATING - C/ COUNCIL TAX BAND - D

**Asking Price £380,000**





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## DESCRIPTION

Hunters Wetherby are proud to present this three bedroom detached house in the very much sought after location of Wetherby!

The ground floor comprises of porch, entrance hallway, lounge, kitchen and dining room. The kitchen is fitted with a range of wall and base units with plumbing for washing machine.

The lounge which is to the front of the property benefits from a large window providing ample natural light to the room. Through the double sliding doors is the dining room which gives the feeling of open plan but can also be made separate by closing the doors to create that cosy feeling in these upcoming winter months.

To the first floor of the property is the house bathroom and three bedrooms.

All three bedrooms are well sized and benefit from built in wardrobes.

Finishing the first floor of the property is the house bathroom and separate toilet. The house bathroom consists of a good sized walk in shower cubicle and hand wash basin.

To the front of the property is a paved driveway providing off street parking for multiple cars and detached garage with hedge boundaries creating privacy. To the rear of the property is a private, larger than average plot with an extensive lawned area, paved patio, shrub borders and a graveled area.

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial center's is via a good local road network with the A1 and M1 link south of Aberford.







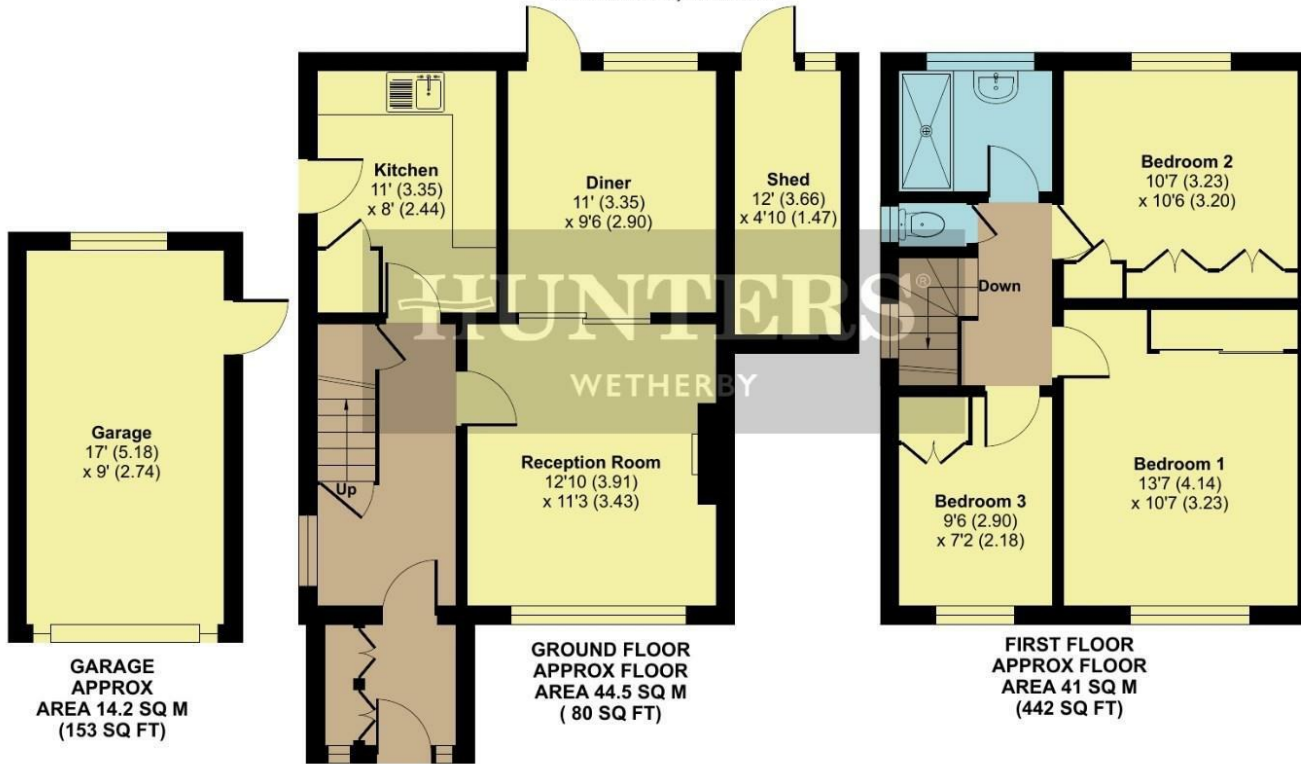




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Approximate Area = 922 sq ft / 85.6 sq m  
Garage = 153 sq ft / 14.2 sq m  
Outbuilding = 58 sq ft / 5.3 sq m  
Total = 1133 sq ft / 105.2 sq m

For identification only - Not to scale



RICS Certified Property Measurer  
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: 1190893

## Viewings

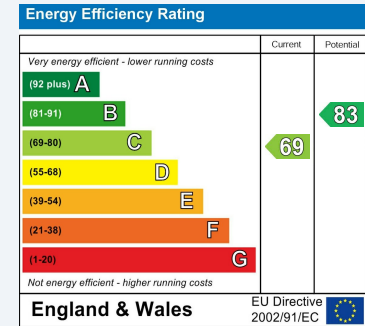
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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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