



Hunsingore LS22 5HY

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Welcome to Gwenva Rise, an absolutely gorgeous two bedroom detached bungalow which the current owners have renovated to a high specification. Don't miss the chance to view this beautifully presented property as it is not one to be missed.

Set over a single story with room to expand the accommodation into the loft space, subject to planning permission, which the room above the kitchen has been converted with a window. The property offers superb living space to meet the needs of many potential buyers.

The kitchen, lounge and bedroom one all feature plantation shutters and bay windows to the front of the property allowing ample natural light to fill the rooms.

On entering the property you are met with an entrance hall which leads to all rooms.

The sitting room is spacious and has the added benefit of the sliding doors which adjoin onto the conservatory to the rear of the property. The room features a gorgeous solid marble fireplace inset with electric living flame fire creating that cosy feeling for these upcoming winter months.

Following on through the property is the contemporary and beautifully finished kitchen diner which is fitted with a range of wall and base units with 30mm quartz worktops. Integral appliances include: double ceramic Belfast sink with mixer tap, dishwasher, fridge, freezer, induction hob and two ovens. The kitchen has Karndean wood flooring which also follows through into the sitting room. This really is the perfect living space to entertain family and friends.

The conservatory is currently used as a snug/ utility room by the current owners and is a second living space to relax and enjoy times with friends and family. This room has lot's of natural light with large windows and the added benefit of lantern skylight roof. There is plumbing for a washer/dryer and storage space.

Bedroom one and two are both spacious rooms with bedroom one benefitting from a bay window to the front of the property and window to the side of the property.

Finishing the property, is the house shower room which is fully tiled, has a large walk in shower, w/c, vanity washbasin and heated towel rail.

Externally, the property features a beautiful front garden which is fully enclosed, laid mainly to lawn with patio walkway and room for an outdoor seating area. To the rear of the property is a courtyard and driveway providing off street parking. The property also benefits from a large detached garage with power, lighting and an electric doors. Attached to the garage is a potting shed which is another place for extra storage for gardening tools.

The property also has a full CCTV and alarm system.

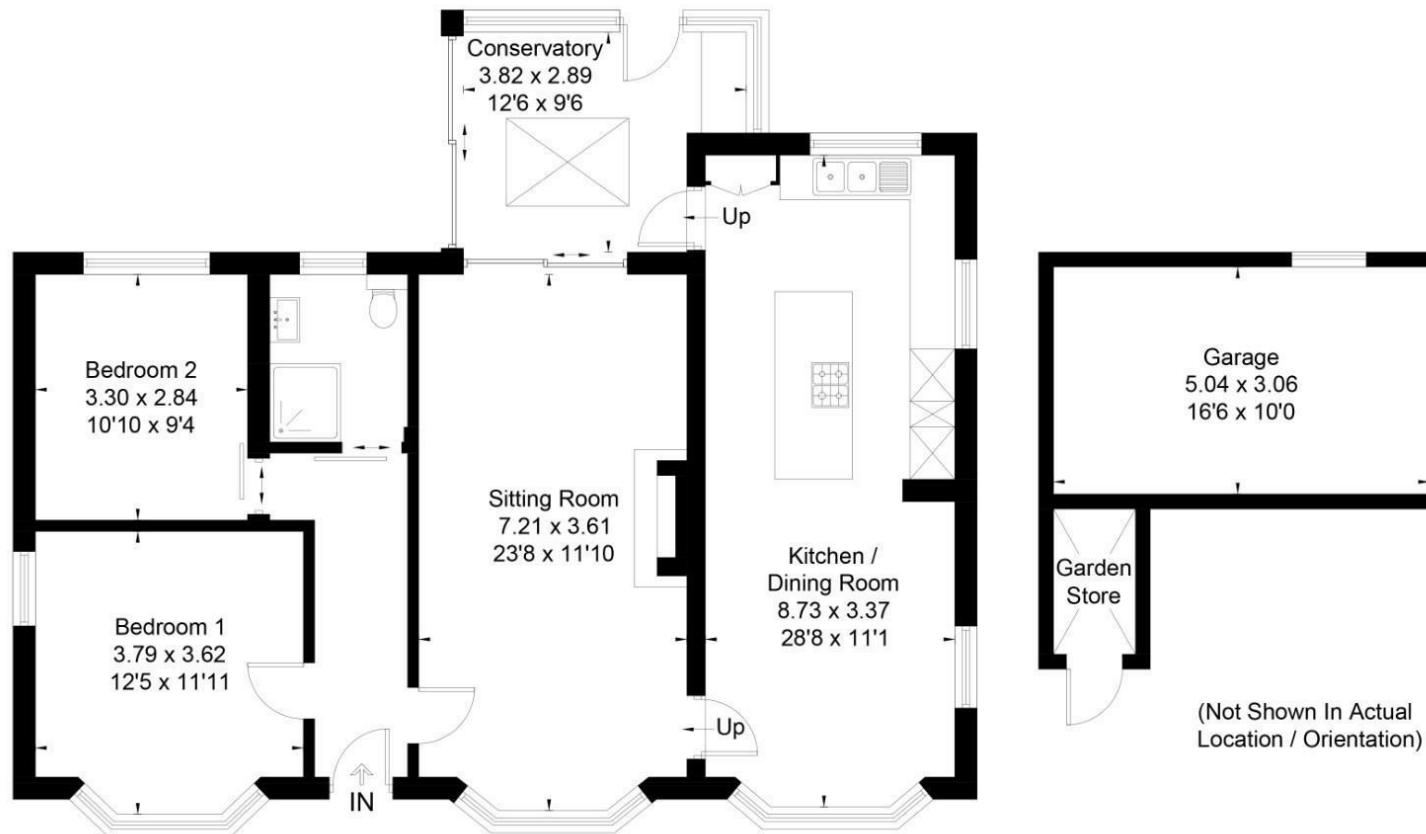
This stunning property is set in the beautiful village of Hunsingore which has the most tranquil of settings with plenty of country walks around the area. It is close to the A1(M), allowing easy access to Leeds, York and Harrogate. Hunsingore itself offers a church and a village hall. The bustling market town of Wetherby is approximately three miles to the south, and Cattal train station is located approximately just two miles away which connects to mainline services from York and Leeds to London Kings Cross.







Approximate Floor Area = 103.3 sq m / 1112 sq ft
 Outbuildings = 17.5 sq m / 188 sq ft (Including Garage)
 Total = 120.8 sq m / 1300 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #80230

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Wetherby -
 01937 588228 <http://www.hunters.com>

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