



Hall Orchards Avenue, , Wetherby, LS22 6SN

- FOUR BEDROOM DETACHED HOUSE
- SPACIOUS GARDEN
- POPULAR LOCATION
- EXTENDED AND MODERNISED BY THE CURRENT VENDORS
- TASTEFULLY DECORATED THROUGHOUT
- EPC RATING - D/ COUNCIL TAX BAND - E

Offers Over £475,000



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DESCRIPTION

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

The property has been extended and modernised by the current owners to create a modern living space that is functional and practical for any type of buyer.

On entering the property, you are greeted with an open and spacious hallway providing access to all ground floor rooms which include, downstairs w/c, spacious kitchen diner, utility room and separate lounge.

The stylish L-shaped kitchen is a lovely light space fitted with wall and base units and has the added benefit of integral appliances which include; electric oven, electric hob, dishwasher and wine fridge. There is also space for a fridge freezer. The dining/ living area of this amazing open plan kitchen is the perfect space to entertain family and friends. The bifold doors which open onto the rear of the property create the feeling of indoor outdoor living.

A door leads to the utility room which is also fitted with a range of wall and base units with plumbing for a washing machine and space for a dryer.

The tastefully decorated lounge benefits from a large window to the front of the property creating ample natural light to fill the room. The focal point of this room is the log burner which has also been added by the current vendors.

Finishing the ground floor is the w/c.

To the first floor are four bedrooms, three of which are doubles and one single, and the house bathroom.

Bedroom three benefits from a storage space which has a window looking out to the rear of the property and would be perfect as a children's den room. The fourth bedroom is ideal for a single bed, nursery or office room.

The house bathroom consists of walk in shower cube, bath, low level w/c and vanity unit.

Externally, the property benefits from a block paved driveway providing off street parking for vehicles. To the front is also a lawned area with shrub borders and hedge boundaries. There is a gate leading to a sidewalk to the rear of the property which allows for an enclosed garden.

To the rear of the property is a split level spacious garden with a patioed area and the rest of the garden which is mainly laid to lawn with mature borders.

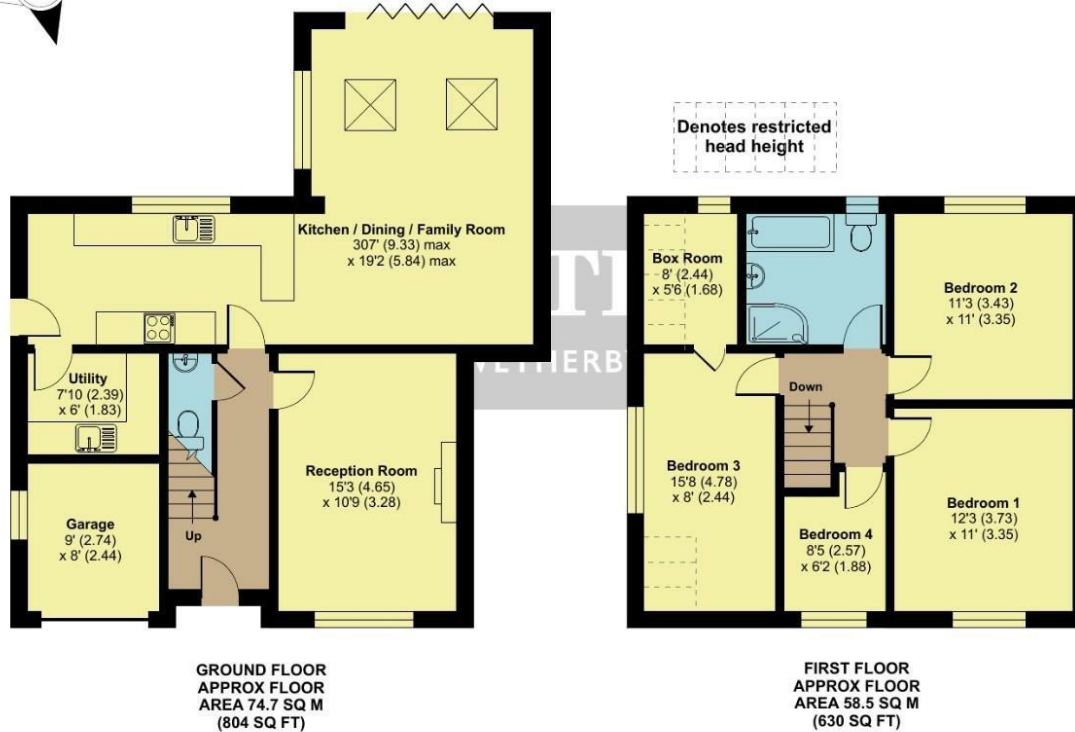
Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket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





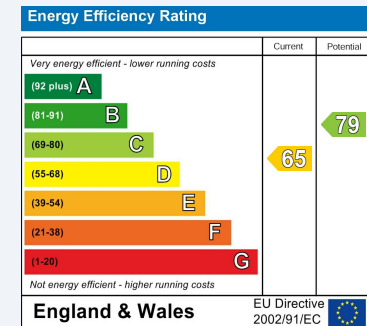
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Approximate Area = 1401 sq ft / 130.2 sq m (includes garage)
 Limited Use Area(s) = 33 sq ft / 3.1 sq m
 Total = 1434 sq ft / 133.2 sq m
 For identification only - Not to scale



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.

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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Hunters Property Group. REF: 1203609



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