



Deerstone Ridge, , Wetherby, LS22 7XN

- FOUR BEDROOM DETACHED HOUSE
- CORNER PLOT WITH ROOM TO EXTEND SUBJECT TO PLANNING PERMISSION
- SPACIOUS DRIVEWAY
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- EPC RATING C / COUNCIL TAX BAND E

Asking Price £450,000



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DESCRIPTION

An impressive four bedroom detached family home which is set within an corner plot position and a short distance from Wetherby market town.

Occupying a prominent position in this most desirable residential location is this impressive modern detached family home. Although the property is in need of moderisation it is perfect for a family home.

On entering the property, you are first greeted by a welcoming entrance hallway which provides access to all rooms on the ground floor.

The spacious living room offers a cosy and relaxing environment which enjoys a pleasant outlook over the front of the property.

To the rear of this wonderful home sits the kitchen which is fitted with a range of wall and base units. The large window overlooks the rear garden allowing lot's of natural light to fill the room. The kitchen benefits from a door which leads into the garage.

The dining room is also a great space, which is currently used as a snug, features french doors leading to the rear garden perfect for indoor outdoor living and entertaining friends and family.

To the first floor are four good sized bedrooms and house bathroom.

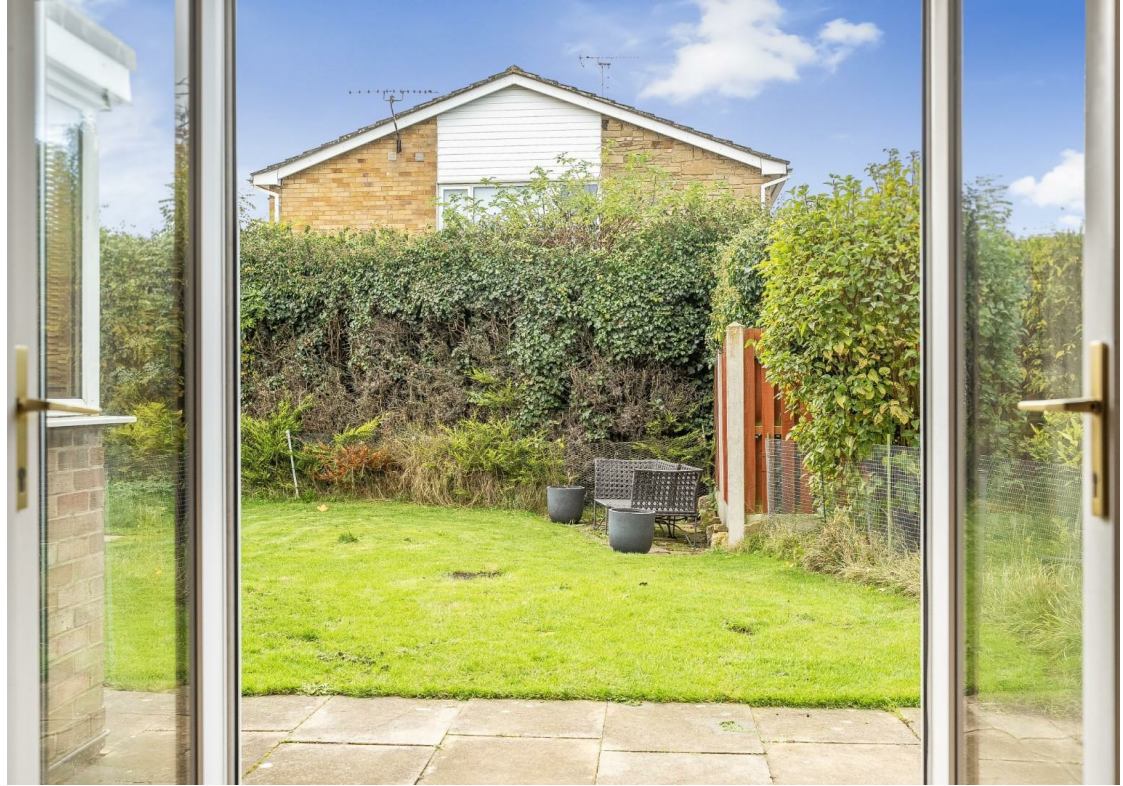
The house bathroom consists of shower over bath, low level w/c and sink.

Externally, the grounds of this wonderful home are well-enclosed and provide security along with a good degree of privacy.

The rear garden, offers an extensive lawn area with it being on a great size corner plot, alongside a stone flagged patio area. A driveway offers parking for multiple vehicles and leads to an attached garage.

This much sought-after area is within easy level walking distance of this popular market town, providing a wide choice of shops, recreational amenities and schools for all age groups. The area is rightly popular with those working in Leeds, Harrogate and York, with the nearby A1 providing excellent access to the region's motorway network.





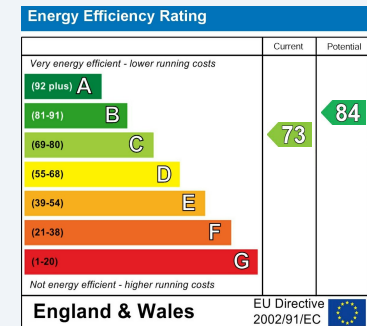
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Approximate Area = 1338 sq ft / 124.3 sq m
 Garage = 249 sq ft / 23.1 sq m
 Total = 1587 sq ft / 147.4 sq m
 For identification only - Not to scale



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). © n1cheom 2024. Produced for Hunters Property Group. REF: 1206654



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