



Linton Meadows, Wetherby, LS22 6GS

- TWO BEDROOM DETACHED BUNGALOW
- REAR AND SIDE GARDENS
- DECKED BALCONY
- OFF STREET PARKING
- EN-SUITE
- EPC RATING - C / COUNCIL TAX BAND - E

Asking Price £495,000



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DESCRIPTION

Hunters Wetherby are delighted to present this two bedroom detached bungalow, which is ideal for those seeking a peaceful retreat while remaining close to local amenities.

The lounge diner is a spacious room featuring an electric fireplace that acts as a stunning focal point, creating a warm and inviting atmosphere. This space flows seamlessly into a spacious conservatory, which provides an excellent opportunity for a snug retreat or a bright dining area, perfect for entertaining guests or enjoying quiet evenings.

The kitchen boasts a range of wall and base units. It is equipped with an integral oven and hob, ensuring that culinary enthusiasts will find it a joy to prepare meals. Additionally, there is ample space for a washing machine and dishwasher.

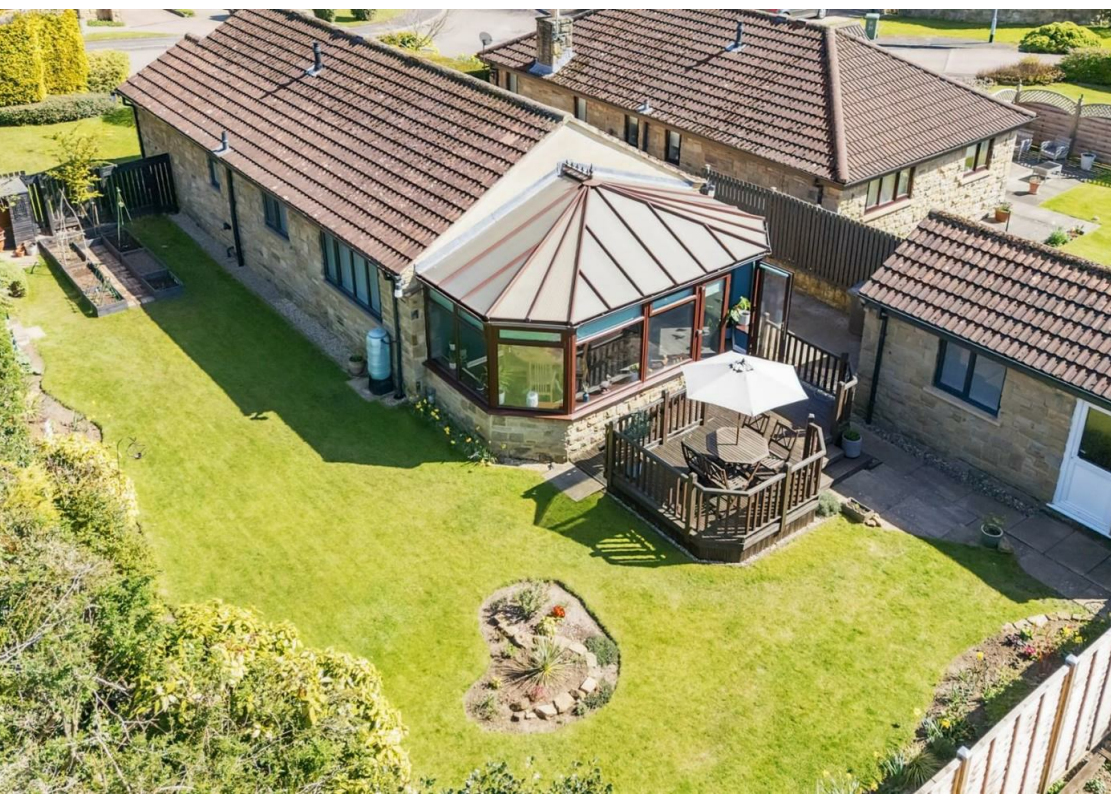
The master bedroom is a good size and benefits from an en-suite bathroom that features a modern walk-in shower, low-level w/c, heated towel rail, and vanity unit. The bay window in this room allows an abundance of natural light to flood in. The second bedroom is also a double with fitted wardrobes.

The house bathroom completes the accommodation and consists of shower over bath, low-level w/c and vanity unit.

Externally, the property has a driveway that offers off-street parking. The front garden features a well-maintained lawn bordered by hedges, providing a pleasant first impression. Additionally, a garage adds to the practicality of this home, offering ample storage.

The rear garden is a standout feature, generously sized and beautifully landscaped with flower beds and hedges that create a serene outdoor space. This garden wraps around to the side of the property, providing plenty of room for outdoor activities, gardening, or simply enjoying the fresh air.

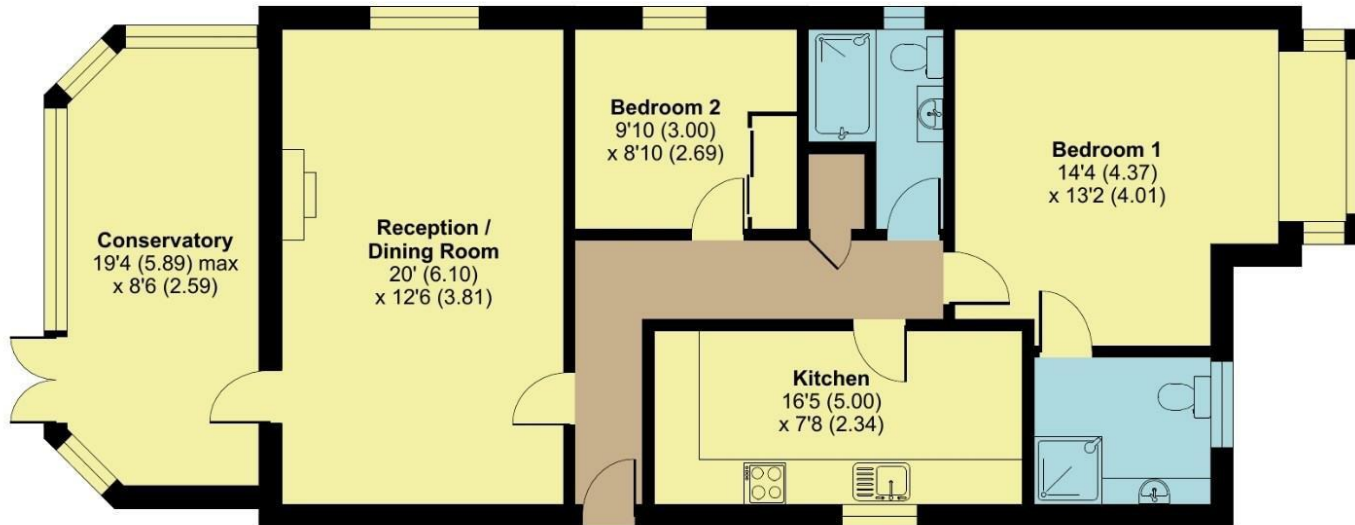




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Approximate Area = 1092 sq ft / 101.4 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 101.4 SQ M
(1092 SQ FT)**

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hunters Property Group. REF: 1276228

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

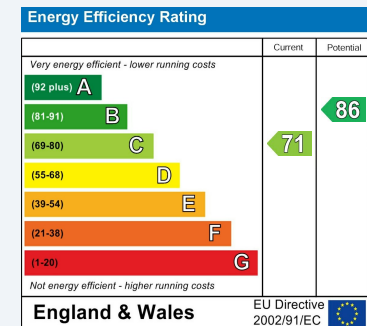
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

