



Bishopdale Drive, Wetherby

- FOUR BEDROOM DETACHED HOUSE
- DOUBLE GARAGE
- LOG BURNING STOVE

- EN-SUITE
- BEAUTIFULLY MAINTAINED GARDEN
- EPC RATING - C / COUNCIL TAX BAND - F

£695,000



Bishopdale Drive, Wetherby

DESCRIPTION

Nestled on the desirable Bishopdale Drive in Collingham, Wetherby, this charming four-bedroom detached house is a splendid opportunity for families seeking a spacious and comfortable home. Hunters Wetherby are delighted to present this property, which has been thoughtfully extended to enhance its living space, making it ideal for modern family life.

As you step inside, you are welcomed by a spacious hallway that sets the tone for the rest of the house. The entrance is both inviting and practical, featuring a convenient downstairs w/c for guests and family alike.

The lounge benefits from a bay window to the front of the property which allows natural light to flood the room whilst the bifold doors at the rear seamlessly connect the indoor space to the outdoor garden, making it perfect for entertaining or simply enjoying the serene surroundings. A striking log burner stands as a focal point, providing both warmth and a touch of elegance, making this lounge a delightful space to relax in during the colder months.

The heart of the house is undoubtedly the kitchen diner, a generous space designed for both entertaining and everyday living. This area can be transformed into an open-plan living space, allowing for a seamless flow between cooking, dining, and socialising. Alternatively, the double doors leading into the snug/playroom can be closed to provide the option to create a more intimate atmosphere, perfect for cosy evenings with loved ones. There is also another snug area that can be tailored to suit your individual needs.

The kitchen itself is fitted with a range of wall and base units, providing ample storage space. It is equipped with integral appliances including an electric double oven, induction hob, and microwave. There is space for a dishwasher.

As you ascend to the first floor, you will find the four well-appointed bedrooms and house bathroom. The master bedroom is particularly noteworthy, featuring a lovely bay window that floods the room with natural light and an en-suite which consists of walk in shower, low level w/c and vanity unit.

The house bathroom completes the first floor with shower over bath, stylish vanity unit, low level w/c and heated towel rail.

As you approach the home, you are greeted by a well-kept lawn and pathway leading to the front door. The exterior of the property boasts a double garage and off-street parking, complete with an electric vehicle charging point. Recent enhancements, including new fencing and a gate, provide easy access to the rear garden from the garage and driveway, ensuring both privacy and convenience.

The rear garden is a true highlight, having been beautifully maintained to create a tranquil outdoor space. It is predominantly laid to lawn, offering ample room for children to play or for hosting summer gatherings. The patio and decking areas provide perfect spots for al fresco dining or simply enjoying the sunshine, while the flower beds add a touch of colour and charm to the landscape.





Bishopdale Drive, Collingham, Wetherby, LS22

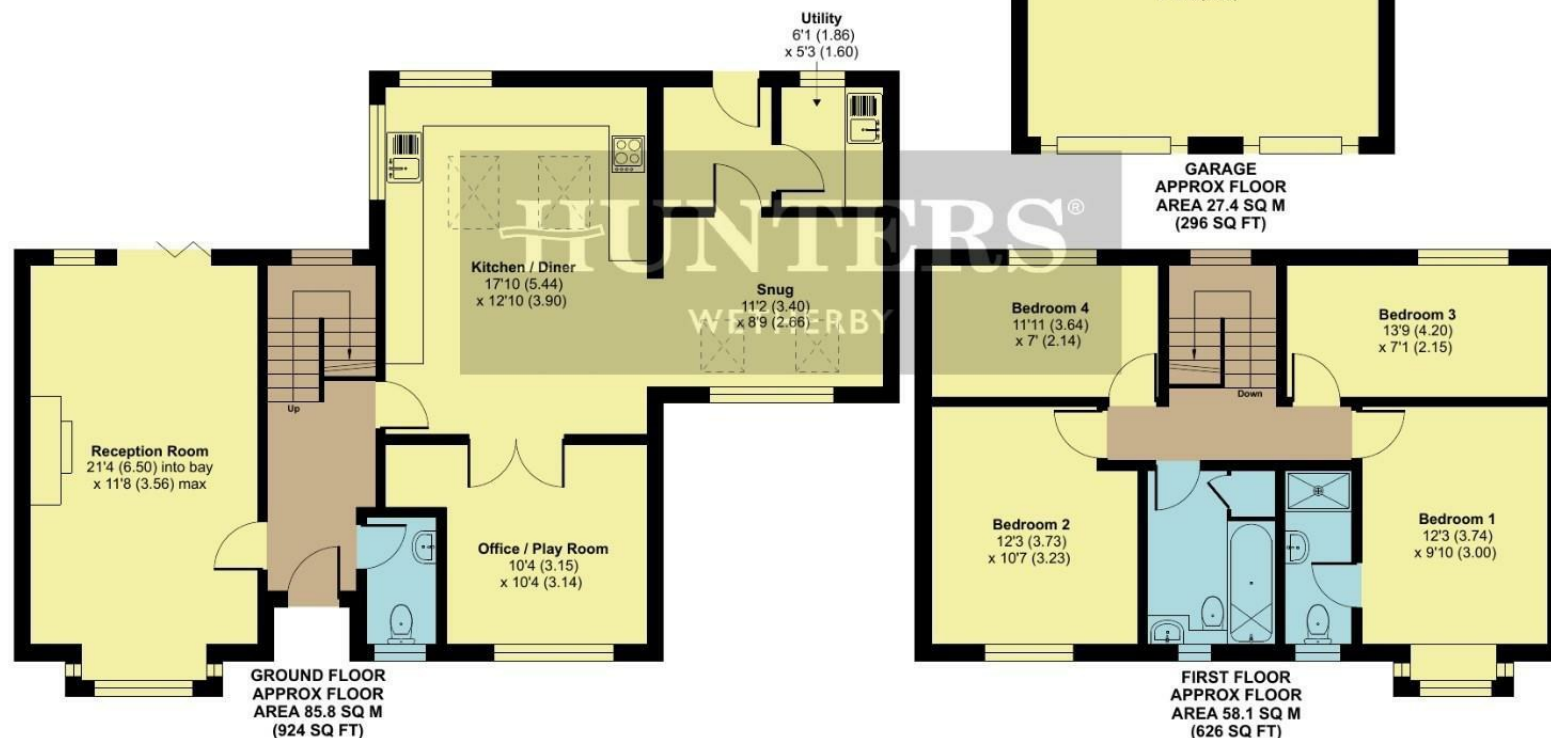


Approximate Area = 1550 sq ft / 143.9 sq m

Garage = 296 sq ft / 27.4 sq m

Total = 1846 sq ft / 171.3 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			8
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

RICS Certified Property Measurer
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