



Ashburn Way, Wetherby

- FOUR BEDROOM DETACHED HOUSE
- IN NEED OF COSMETIC UPDATING
- LOCATED IN THE POPULAR RESIDENTIAL AREA OF "SPOFFORTH HILL" IN WETHERBY
- TWO RECEPTION ROOMS
- DESIRABLE CORNER PLOT
- EPC RATING C / COUNCIL TAX BAND G

Asking Price £650,000



Ashburn Way, Wetherby

DESCRIPTION

Hunters Wetherby are proud to present to the market this beautiful stone built four bedroom detached house in the sought after town of Wetherby and the renowned " Spofforth Hill" and has been a much loved family home that has been in the family since the late 1980s built by the respected developer " Pilcher Homes" in the late 1980s. Whilst in need of modernisation, this property is perfect for those who are looking to make a house their own!

On entering the property you are welcomed into a spacious entrance hallway leading to the ground floor accommodation. The ground floor comprises of two reception rooms, kitchen, utility and master bedroom suite.

The spacious lounge boasts a lovely gas fire with mahogany surround and serves as a focal point to the room. This space is designed to be filled with warmth and light, thanks to the window at the front and sliding doors that open onto the rear garden. These features not only enhance the room's brightness but also create a seamless connection between indoor and outdoor living

The dining room is located at the rear of the property and is a lovely space for formal dining.

The kitchen is fitted with a range of wall and base units and is equipped with an integral fridge, oven, hob and space for a dishwasher. Additionally, the utility room adds a practical touch, offering space for a washer and dryer.

The principal main bedroom is a well sized room. It is thoughtfully designed with built-in wardrobes, ensuring ample storage space. The en-suite bathroom consists of shower cubicle, wash hand basin, and low-level W.C.

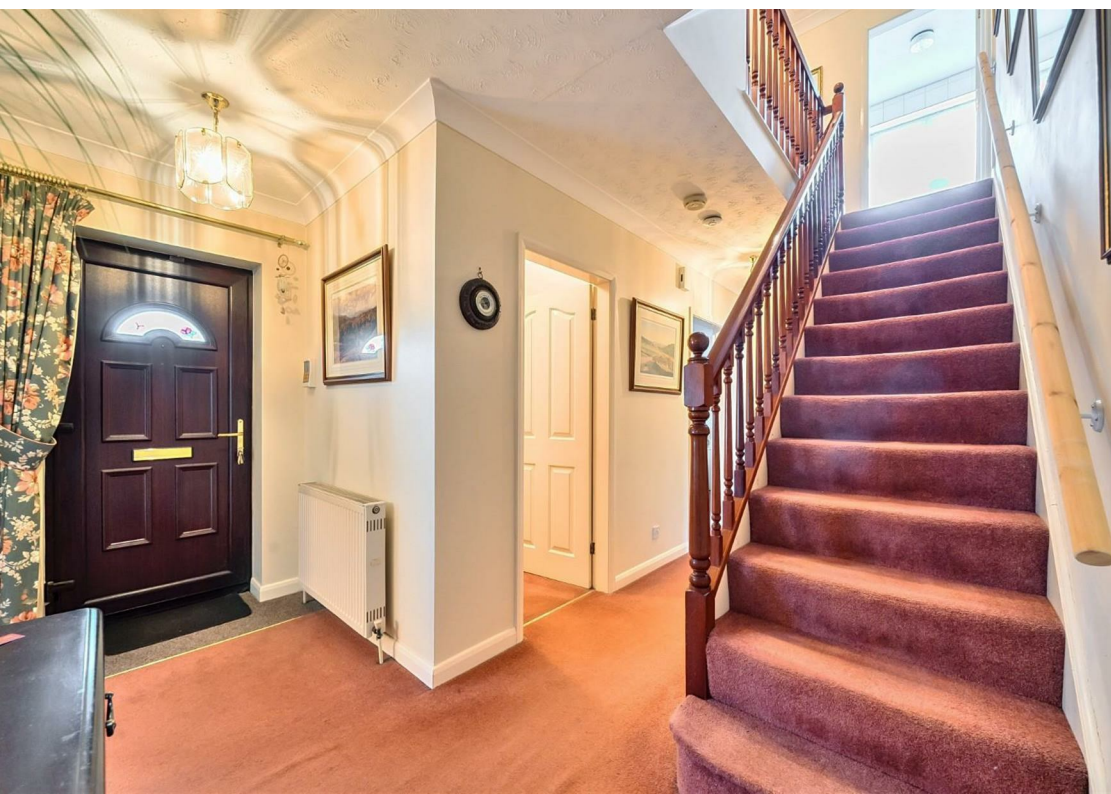
The downstairs toilet completes the ground floor.

The first floor features three well-proportioned bedrooms each thoughtfully designed to include built-in storage. The house bathroom completes the first floor consisting of shower over bath, low level w/c and wash hand basin. There is also the added benefit of a large walk -in airing cupboard which is perfectly located next to the bathroom making it the perfect place for family laundry.

Externally, to the front of the property is a well-maintained lawn adorned with hedge and flower borders, creating an inviting first impression. The driveway provides ample off-street parking for multiple vehicles, complemented by a convenient double garage.

The rear garden is a true highlight, featuring a generous lawned area perfect for children to play or for hosting summer gatherings. The patio areas offer an excellent space for outdoor seating, allowing you to enjoy al fresco dining or simply relax in the sun. The property sits on a desirable corner plot.





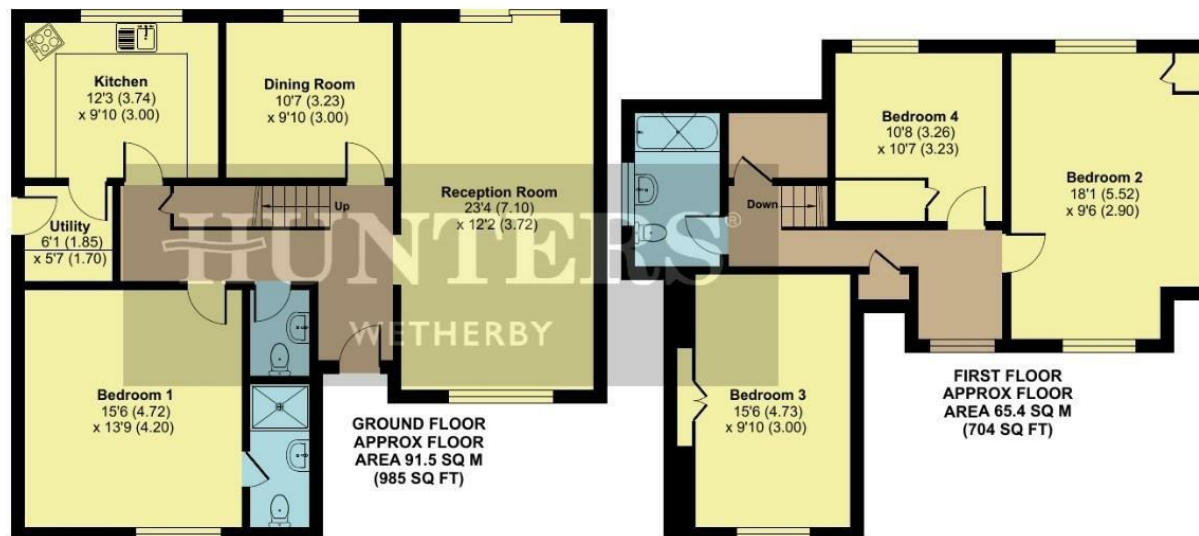
Ashburn Way, Wetherby, LS22

Approximate Area = 1689 sq ft / 156.9 sq m

Garage = 319 sq ft / 29.6 sq m

Total = 2008 sq ft / 186.5 sq m

For identification only - Not to scale



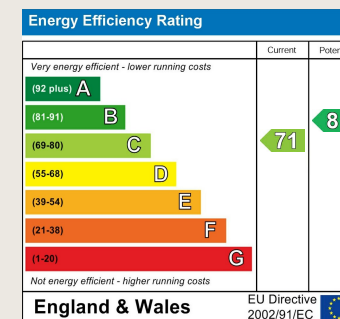
GARAGE
AREA 29.6 SQ M
(319 SQ FT)

GROUND FLOOR
APPROX FLOOR
AREA 91.5 SQ M
(985 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 65.4 SQ M
(704 SQ FT)

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.

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com