



**HUNTERS®**

HERE TO GET *you* THERE

**22 Coxwold View, Wetherby, LS22 7PU**

## **22 Coxwold View, Wetherby, LS22 7PU**

### **Asking Price £395,000**

This excellent three bedroom semi detached house provides immaculate accommodation throughout with a good sized garden to the rear.

This beautifully presented three bedroom home provides an excellent range of accommodation situated in a prime position in a corner of a popular street close to the heart of the market town of Wetherby.

The ground floor comprises a spacious sitting room with a large bay window to the front allowing ample natural light to fill the room. Following through the property is the dining room/sun room which has French doors to rear, whilst a large and well appointed breakfast kitchen also overlooks the garden and has the benefit of a utility area. The kitchen is fitted with a range of modern wall and base units and features integrated dishwasher, fridge freezer, electric hob and oven.

To the first floor a selection of two double bedrooms and one single provide light and comfortable living space whilst the house bathroom is also beautifully presented. The property also benefits from a loft room via a stair case from the first floor landing and available for use for a variety of purposes such as a storage area.

A finely landscaped driveway and front garden provides ample parking space for multiple vehicles, whilst to the rear, a detached garage provides extensive storage and borders a large and well stocked garden with mature borders. The rear also benefits from a decked area which is covered and has electrics.

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 center's is via a good local road network with the A1 and M1 link south of Aberford.

Hunters Wetherby 5a Market Place , Wetherby, LS22 6LQ | 01937 588228  
wetherby@hunters.com | www.hunters.com

For identification only - Not to scale

**Utility**  
7'3 (2.21)  
x 3'9 (1.14)

**Kitchen**  
13'4 (4.06)  
x 8'3 (2.51)

**Dining / Sun Room**  
20' (6.10) max  
x 10'5 (3.18) max

**Reception Room**  
18' (5.49) into bay  
x 11'8 (3.56)

**Entrance Hall**

Up

**GROUND FLOOR**

**Bathroom**  
9'2" (2.79)  
x 8' (2.44)

**Bedroom 2**  
11' (3.35)  
x 10' (3.05)

Down Up

**Bedroom 3**  
9'9" (2.97) max  
x 8' (2.44)

**Bedroom 1**  
15' (4.57) into bay  
x 11'1" (3.38)

**FIRST FLOOR**

**Loft Room**  
14'7" (4.45)  
x 13'1" (3.96)

**Garage**  
18'1 (5.51)  
x 8'6 (2.59)



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Hunters Property Group. REF: 1184982

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England & Wales**

EU Directive 2002/91/EC







