

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.

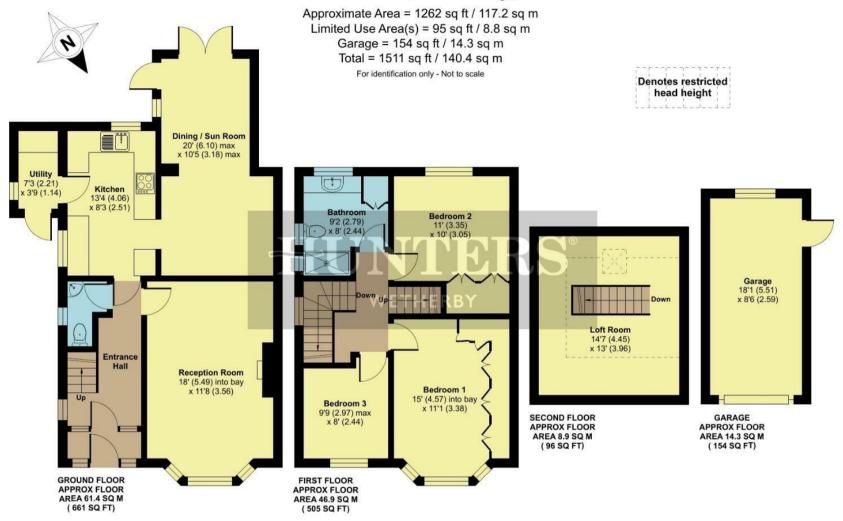
The ground floor comprises a spacious sitting room with a large bay window to the front allowing ample natural light to fill the room. Following through the property is the dining room/sun room which has French doors to rear, whilst a large and well appointed breakfast kitchen also overlooks the garden 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 AI and MI link south of Aberford.

Coxwold View, Wetherby, LS22





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

