



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.

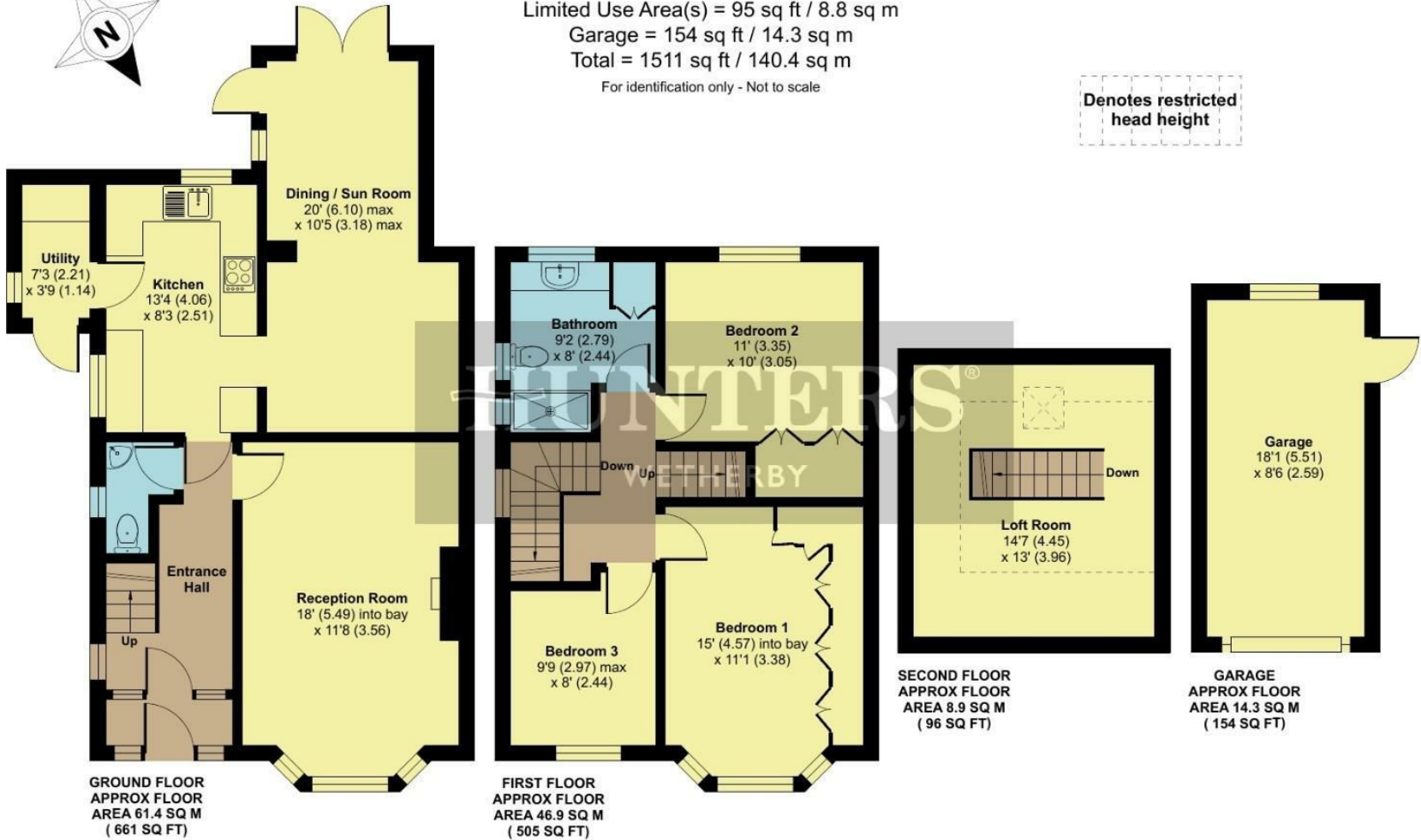
A finely landscaped driveway and front garden provides ample parking space for multiple vehicles, whilst to the rear, a detached garage provides extensive storage and borders a large and well stocked garden with mature borders. The rear also benefits from a decked area which is covered and has electrics.

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

Coxwold View, Wetherby, LS22

Approximate Area = 1262 sq ft / 117.2 sq m
Limited Use Area(s) = 95 sq ft / 8.8 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1511 sq ft / 140.4 sq m
For identification only - Not to scale



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

