



## Deighton Road, , Wetherby, LS22 7BB

- NO ONWARD CHAIN
- COMMUNAL GARDEN
- ALLOCATED PARKING

- TWO BEDROOM GROUND FLOOR APARTMENT
- SOUGHT AFTER LOCATION
- EPC - C / COUNCIL TAX - B

**Asking Price £170,000**



# Deighton Road, , Wetherby, LS22 7BB

## DESCRIPTION

Situated in the sought-after town of Wetherby, is this two bedroom apartment available with no onward chain.

On entering the property, a spacious hallway benefits from a fitted storage cupboard to the left providing the perfect space to store your coats and shoes.

Further into the hallway a second storage area allows for a mini utility area, as currently demonstrated with the washing machine being placed here.

The focal point of the home is the spacious kitchen/diner/lounge, with high ceilings and patio door allowing light to flood the space. The kitchen is fitted with contemporary wall and base units and granite work surfaces and benefits from integral appliances including fridge freezer, dishwasher, stainless steel sink with mixer tap, electric hob and oven and microwave. A breakfast bar allows for a casual dining area.

The master bedroom is well sized, and benefits from fitted wardrobes allowing for ample storage. A window to the side aspect allows for plenty of natural light.

Bedroom two, currently used as a dressing room, is also well sized benefitting from fitted wardrobe and extra storage cupboard housing the boiler.

The house bathroom features a three piece white suite including bath with shower over, low level w/c and wash hand basin.

Externally, the grounds of the property are well kept featuring block paved pathways, grassed areas with mature bushes and trees. Stairs lead to the communal gardens and bike store. This property also benefits from one allocated parking space with ample visitor's parking available.

The property is located in a popular area of the town just off Deighton Road and within level walking distance of excellent town centre amenities and schools for all age groups. Wetherby is well placed for easy access to the A1 and M1 motorways for swift travel both north and south. The immediate area offers many countryside walks and a regular bus service to Leeds and Harrogate.

Wetherby is a picturesque town on the River Wharfe, with a market charter dating back to 1240 when Henry III granted the Knights Templar a charter for a weekly market. The market is still held today, every Thursday, centred on the Town Hall.

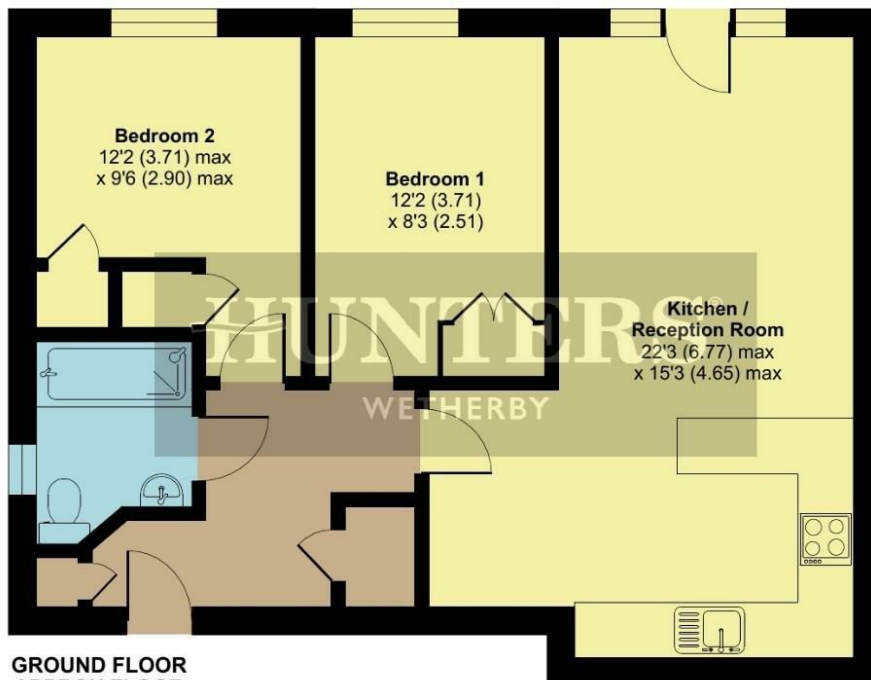




# Poppy Fields, Deighton Road, Wetherby, LS22

Approximate Area = 613 sq ft / 57 sq m

For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 57 SQ M  
(613 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1319270

## Viewings

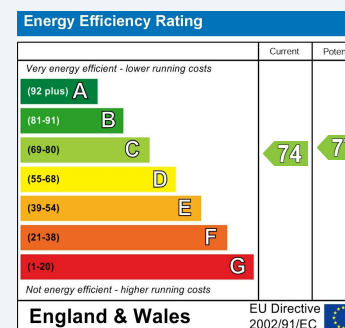
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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