



Upper Langwith, Wetherby

- FOUR BEDROOM DETACHED BUNGALOW
- MASTER BEDROOM WITH EN SUITE
- BREATHTAKING VIEWS
- BEAUTIFULLY PRESENTED
- SUN TERRACE
- EPC - C / COUNCIL TAX - G

Guide Price £750,000

Council Tax: G



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DESCRIPTION

Hunters Wetherby are proud to present to the market this beautifully presented four bedroom detached bungalow, which is delightfully located away from the street side boasting magnificent far reaching views across Collingham's nearby countryside.

On entering the property, a welcoming hallway flooded with natural light leads you in to the well laid out accommodation.

The kitchen features an array of contemporary wall and base units with integral appliances including stainless steel sink unit, fridge freezer, electric oven and hob with extractor over, and dishwasher. An island allows for extra storage, with a breakfast bar creating the perfect casual dining space. Larger than average windows look out over the garden and expansive countryside beyond. The rear door leads out onto the sun terrace.

The spacious living room benefits from dual aspect windows allowing for natural light to fill the space. The layout and size of the room allows space for a dining table and the bay window, again, allows for breath-taking countryside views creating an idyllic, peaceful atmosphere.

The internal hallway boasts two further reception areas, one of which is perfect for home working.

A spacious master bedroom features patio doors which lead out onto the rear patio. This room also has the added benefit of a fully tiled en suite comprising a three piece white suite, including walk in rainfall shower, low level wc and wash hand basin set within a vanity unit.

Bedroom two is also well sized, and benefits from fitted wardrobes and cupboards.

Up the small set of stairs are bedrooms three and four which are a good size and have generously sized windows allowing for plenty of light.

Also tucked away at this side of the home is the utility, which has space for a washing machine and houses the boiler, and a storage cupboard.

The stylish house bathroom features a three piece white suite, including bath, low level wc and wash hand basin set within a vanity unit.

The exterior of this property is sure to impress any potential buyer. To the front, a block paved driveway and car port allows for ample off street parking. Stairs lead down to the front entrance and down to the side of the property.

The rear garden is mainly laid to lawn with gravel boarder and a selection of mature shrubs. Stairs lead up to the sun terrace, with metal balustrade and safety glass inserts and is beautifully paved with porcelain tiles making this the perfect place to relax in the sunshine overlooking the outstanding views beyond.

Continuing around back of the property, an Indian Stone patio area allows for an extra seating area, and leads back around to the driveway.

Located in the highly sought after village of Collingham, this property enjoys close proximity to an excellent array of local amenities including a renowned primary school, shops, medical centre, restaurants, and public houses. The market town of Wetherby is a short drive away and offers an extended range of services. With easy access to the A1 leading to the regions major motorway network, this home is ideally positioned for commuting across Yorkshire and beyond.

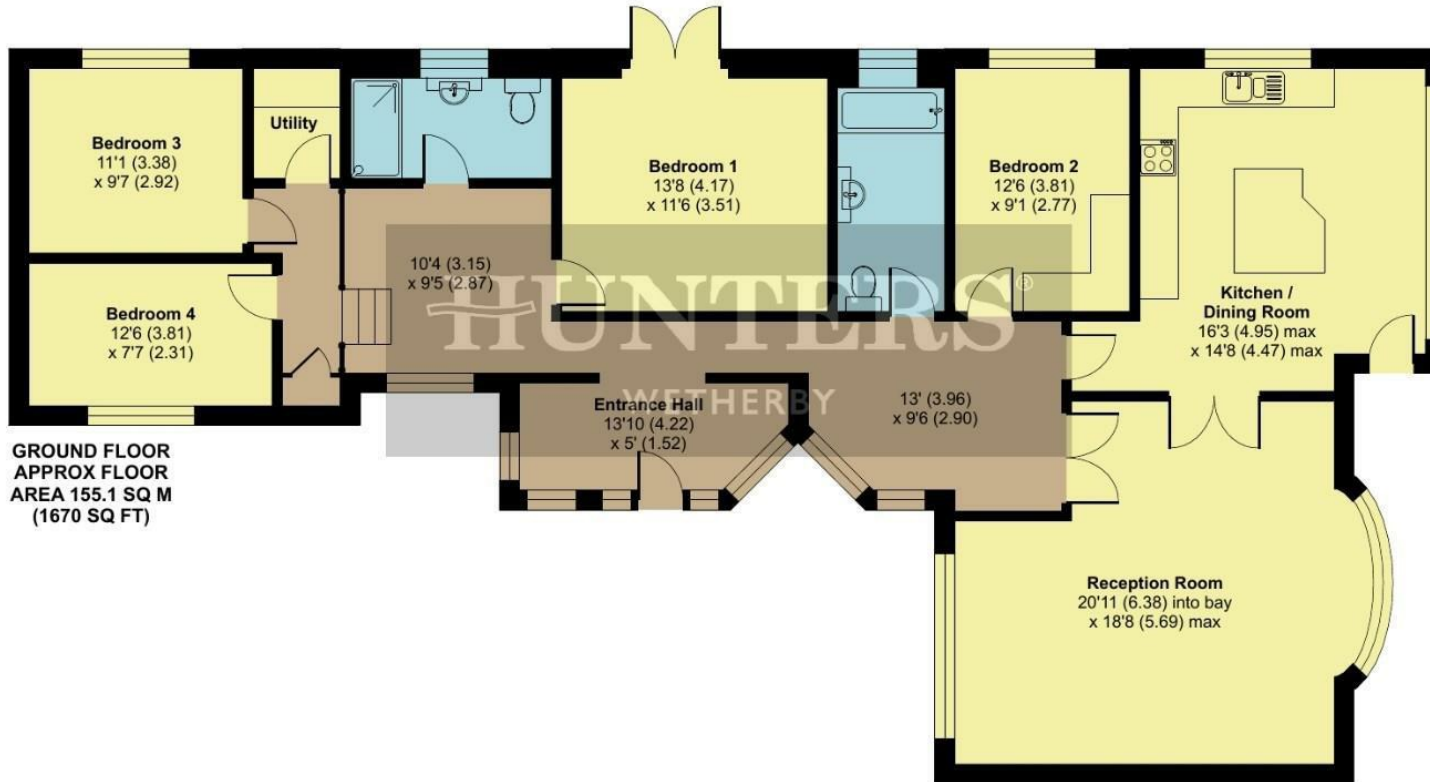




September Place, Upper Langwith, Collingham, Wetherby, LS22

Approximate Area = 1670 sq ft / 155.1 sq m

For identification only - Not to scale



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 (eg 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 for any switched off/disconnected or drained services or appliances - All measurements are approximate.

WORTH OF SELLING? If you are thinking of selling your home or just to discover the value of your property, Hunters would be pleased to offer a 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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