



Montagu Close, Wetherby, LS22 7UZ

- FOUR BEDROOM SEMI DETACHED TOWNHOUSE
- OPEN PLAN NEWLY DESIGNED OPEN PLAN LIVING SPACE WITH CONTEMPORARY KITCHEN
- CENTRAL LOCATION
- BEAUTIFULLY DECORATED AND PRESENTED THROUGHOUT
- SINGLE GARAGE & DRIVEWAY
- EPC RATING B / COUNCIL TAX BAND D

Offers Over £385,000



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DESCRIPTION

Simply WOW!!! On entering this stunning four bedroom townhouse you immediately feel at home and know that you are going to be impressed by every single detail that the current owner has changed since owning. One of the standout features is the beautiful décor which has been given a contemporary look and feel with the use of stunning colours that help to create a homely and relaxing environment and is somewhere you will definitely enjoy spending time. The only negative thing about this property is you will definitely not want to leave!

The open-plan contemporary kitchen and living area is a standout feature of this property, only completed in March this year. It been cleverly designed by the current vendor to create three spaces; one for relaxing and winding down, one for sitting round the table with family and friends and another for cooking with the added benefit of the breakfast bar to still socialise with loved ones at the same time. The breakfast bar which has been finished with walnut effect wood panelling has extra hidden cupboard space built in. Just imagine enjoying your morning tea at the breakfast bar.

The brand new kitchen which has been beautifully and cleverly designed and is fitted with a range of beautiful black shaker-style wall and base units and benefits from integral appliances including fridge freezer, dishwasher, induction hob, oven and microwave. There is also space for a washer/dryer. The black vertical radiators adds that extra touch to the space.

The spacious lounge area on the ground floor benefits from patio doors which open up to a lovely garden, allowing natural light to flood the space. This is the best room to relax in, just imagine a cosy Sunday on the sofa watching as many films as you can think of!

Finishing the ground floor is the downstairs w/c.

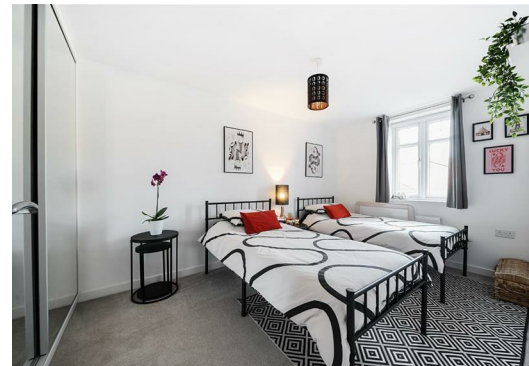
To the first floor there are three bedrooms, two of which are generous double bedrooms that both benefit from having fitted mirrored wardrobes. The third bedroom is currently used as a home office but could also be used as a single bedroom.

The house bathroom finishes off the first floor and comprises a three piece white suite and has a shower over the bath.

To the second floor is where you will find the boutique styled master bedroom / suite which has been tastefully decorated to provide relaxation and comfort. It comes complete with fitted wardrobes within a dressing area for all your storage needs. The en-suite bathroom adds a touch of luxury and convenience to your daily routine. The velux windows in the room allow natural light to flood the space, creating a bright and airy feel with in-built black-out blinds for cosy evenings.

Externally, the rear garden is a true gem, featuring a lovely patio area and a well-maintained lawned area with beautiful flower shrubs, creating a peaceful and picturesque outdoor space for you to unwind in. This house offers parking for 2 vehicle on a convenient driveway, and a single garage.

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, Padel, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.

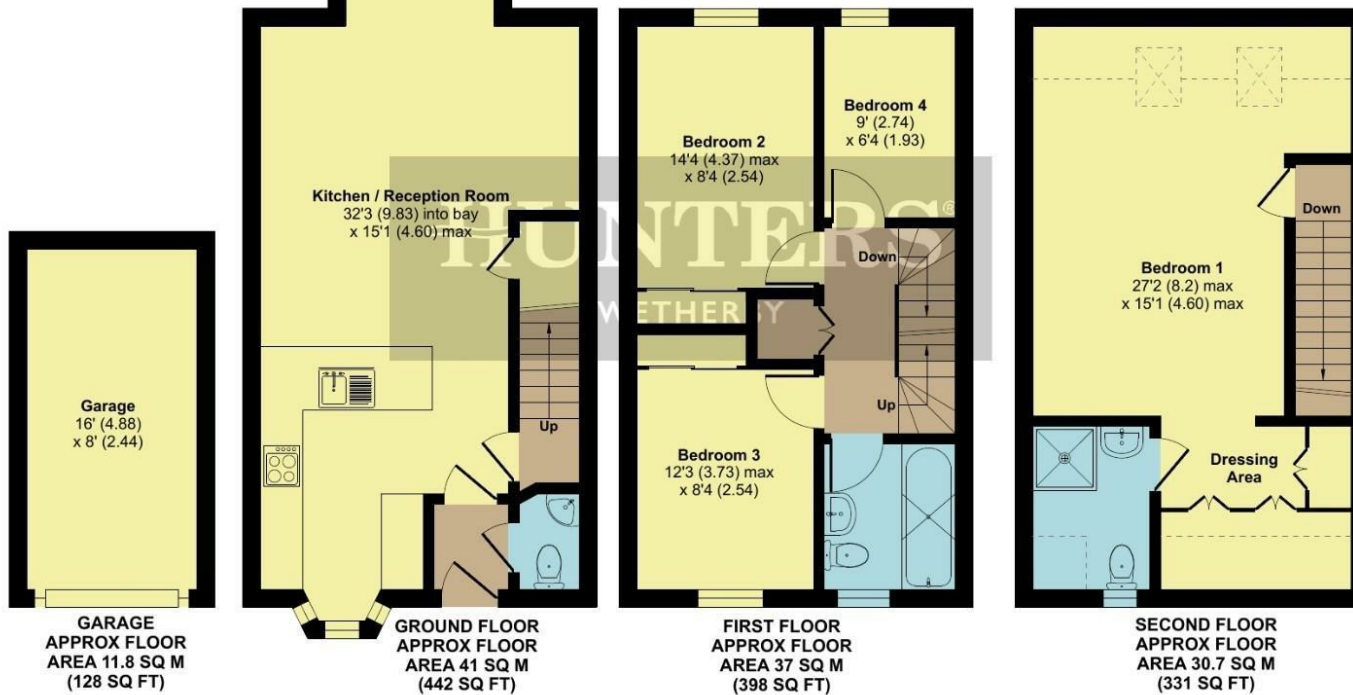




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Approximate Area = 1171 sq ft / 108.7 sq m
 Limited Use Area(s) = 67 sq ft / 6.2 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1366 sq ft / 127 sq m
 For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters Property Group. REF: 1214366

Viewings

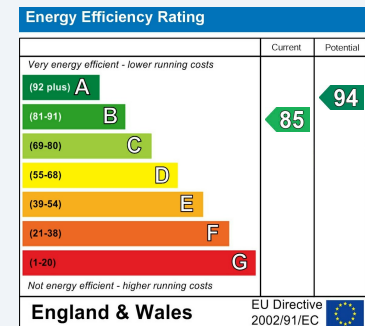
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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