



Maple Drive, Wetherby, LS22 7QZ

- THREE BEDROOM SEMI-DETACHED HOUSE
- SOUGHT AFTER LOCATION
- CHARMING LANDSCAPED GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATE OFF STREET PARKING
- EPC RATING - C / COUNCIL TAX - C

Asking Price £325,000



Maple Drive, Wetherby, LS22 7QZ

DESCRIPTION

Hunters Wetherby are proud to present to the market this charming three bedroom semi-detached property in the sought after market town of Wetherby. The property boasts a warm and inviting atmosphere, making it an ideal family home or a perfect retreat for those seeking a peaceful lifestyle.

On entry to the property, you are immediately met with a sense of comfort and warmth. The thoughtfully designed entrance hall is benefitted by large windows filling the room with natural light and allows access to the downstairs accommodation.

The lounge is a bright open space, with dual aspect windows, allowing natural light to flood in. This room has ample space for additional recreational furniture and is the perfect place to relax in the evenings. The feature log store serves as a nice focal point to the room.

The lounge leads seamlessly into the dining area, which benefits from ample space to accommodate a good sized dining table and chairs whilst also providing stunning views over the well manicured rear garden. The colour palette of this space presents itself in a neutral, calming manner.

Leading through into the kitchen - this space is well presented and features a range of sleek wall and base units, providing ample storage with granite work surfaces and benefits from integrated appliances such as an electric cooker and induction hob. There is also plenty of space for a washing machine, dishwasher and fridge freezer.

Graduating to the first floor of the property you are met with three bedrooms and the house shower room.

The principle bedroom is a spacious room which provides plenty of space for additional furniture. This room is also flooded with natural light, courtesy of the large window.

The second bedroom is another good sized room which benefits from fitted wardrobes which provide ample storage space - this room serves perfectly as a dressing room.

The final room is well proportioned single room however it suits perfectly as a reading nook or home office.

Completing the first floor, is the beautifully presented house shower room. This space is comprised of a walk in shower cubicle, vanity unit wash hand basin along side a low level W/C. The wooden accents carry the sense of warmth from the rest of the house.

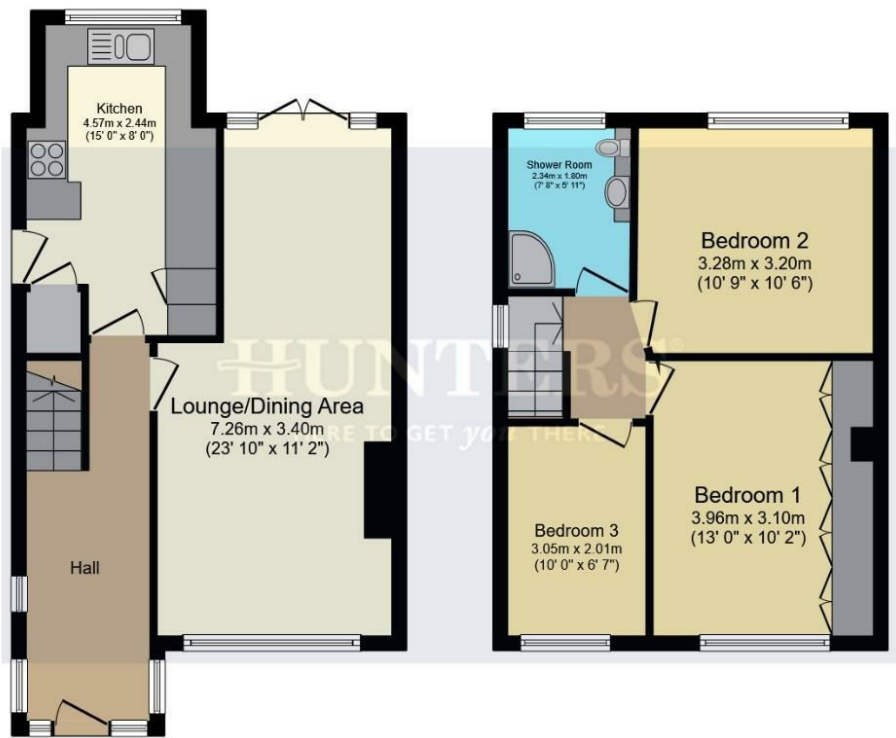
Externally to the rear, the property features a beautifully presented split-level garden with a lawn and several patio seating areas making it the perfect space for hosting in the summer months. To the front of the property, a well sized driveway allows for private, off street parking and access to the garage.

Wetherby is a historic market town in West Yorkshire, located on the River Wharfe between Leeds and York and known for its charming town centre and riverside walks. Access is mainly by road via the A1(M) and A58, with bus services connecting it to cities and towns such as Leeds and Harrogate. Wetherby is also home to primary schools such as St. James primary school and Wetherby High school.





17, Maple Drive, Wetherby, West Yorkshire, LS22 7QZ, GB



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

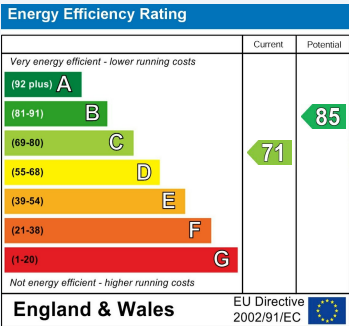
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

