



Sandbeck Lane, Wetherby, LS22 7TW

- THREE BEDROOM DETACHED BUNGALOW
- CLOSE TO LOCAL AMENITIES
- SPACIOUS FRONT AND REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- IN NEED OF UPDATING
- EPC RATING - D / COUNCIL TAX - D

Offers Over £300,000



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DESCRIPTION

Hunters Wetherby are proud to present to market this three bedroom bungalow in the highly desired market town of Wetherby which would benefit from cosmetic updating.

On entry to the property, you are met with the brick vestibule which provides access to the garage as well as a storage cupboard.

Continuing through the entrance hall, you will reach the principle bedroom. This is a good sized double room which provides ample space for extra recreational furniture.

The next two bedrooms are both well sized; one double room and one single room.

Moving through into the lounge, this well proportioned room is perfect for when family visit, and filled with light due to the large side aspect window.

The kitchen features a range of wall and base units which provide ample storage space, featuring a stainless steel sink unit and space for appliances such as an oven, dishwasher, washing machine and fridge freezer.

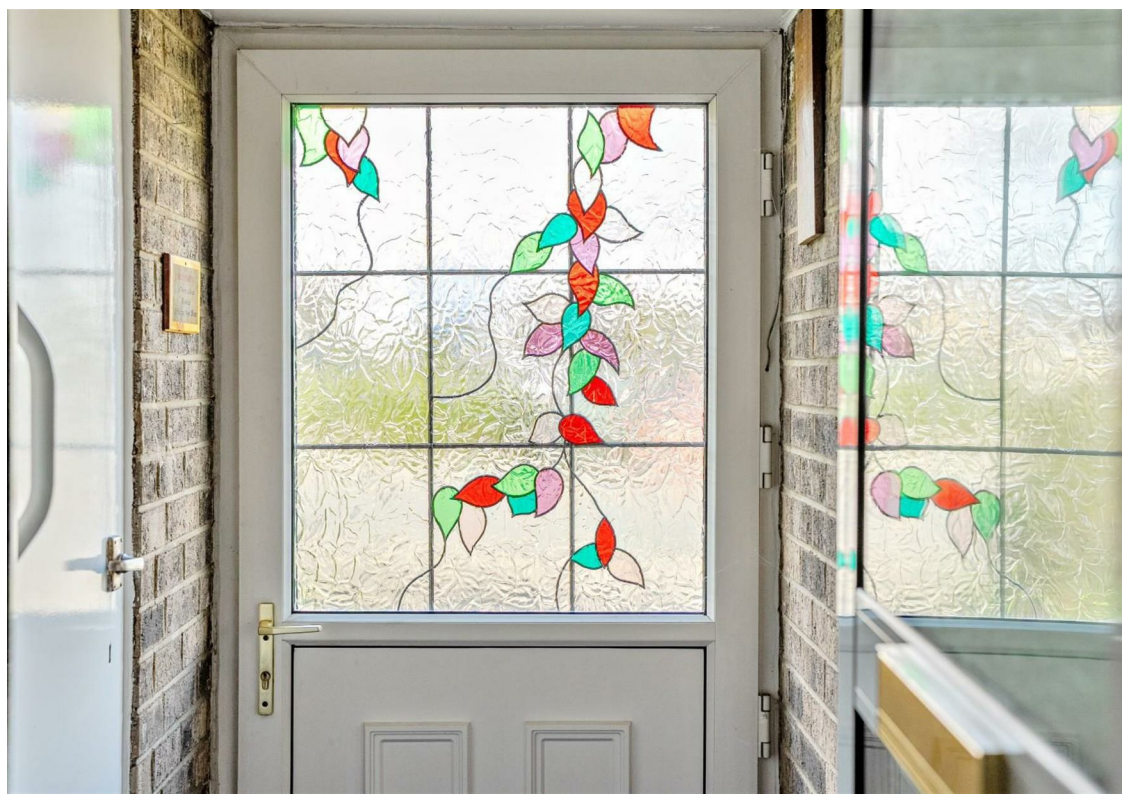
The kitchen leads seamlessly through into the bright and airy conservatory which serves as a perfect spot to enjoy your morning coffee, overlooking the rear garden.

The house bathroom comprises of a panelled bath with shower attachment over, wash hand basin and low level W/C.

Externally, the garden is mainly laid to lawn and bordered with mature shrubs, trees and bushes. The front of the property is also mainly laid to lawn a driveway which provides 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.

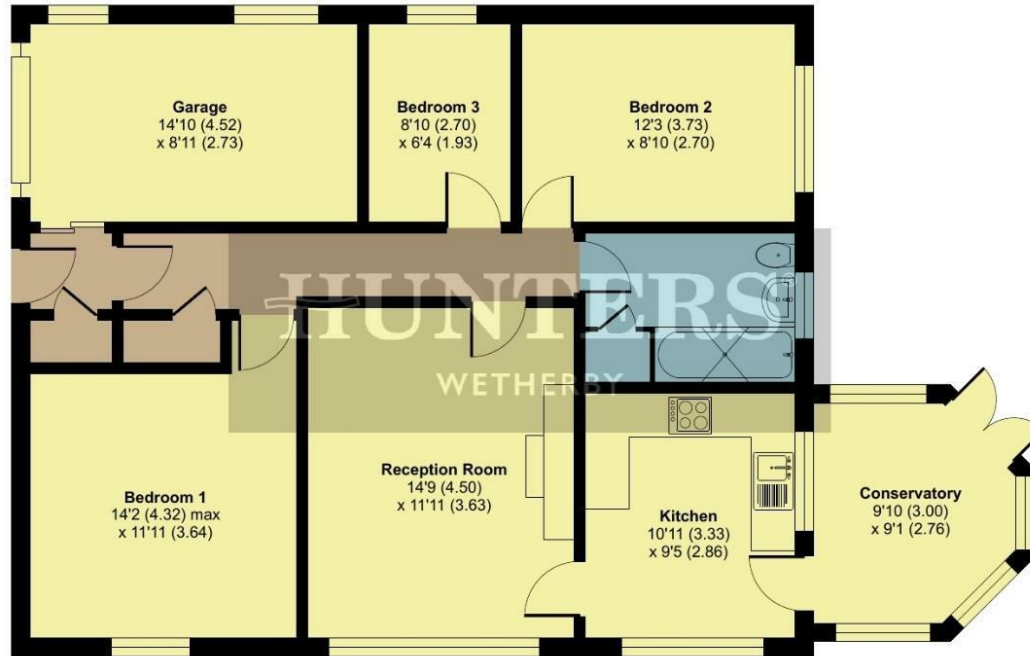






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Approximate Area = 883 sq ft / 82 sq m
Garage = 130 sq ft / 12 sq m
Total = 1013 sq ft / 94 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 82 SQ M
(883 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: 1371082

Viewings

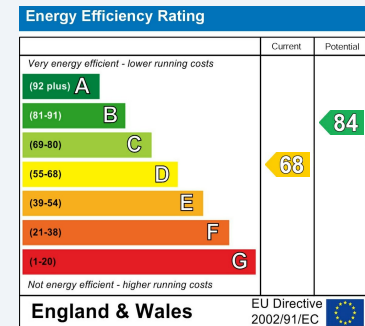
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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