



Don Avenue, Wetherby, LS22 7UG

- DETACHED FOUR BEDROOM HOUSE
- STUNNING REAR GARDEN
- GARAGE AND DRIVEWAY
- NO ONWARD CHAIN
- BREATHTAKING VIEWS
- EPC RATING - D/ COUNCIL TAX BAND E

Offers Over £400,000



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DESCRIPTION

Hunters of Wetherby are proud to present this delightful four-bedroom detached home with stunning views situated on a friendly, quiet cul de sac offering the perfect blend of comfort and style.

Stepping inside, you are greeted by a welcoming, light hallway that sets the tone for the rest of the home. The ground floor accommodation is thoughtfully arranged, providing ample living space for relaxation and entertainment. Whether you are hosting friends or enjoying a quiet evening in, this space caters to all of your needs. The large living/dining area is perfect for family gatherings, with the added benefit of sliding patio doors leading out to the garden, ideal for indoor-outdoor living.

The kitchen is fitted with a range of wall and base units, providing ample storage and workspace for culinary enthusiasts. A lovely feature of all of the rooms on this side of the house are the breathtaking views of the surrounding areas. Imagine preparing your meals while gazing out at the beautiful picture postcard panorama that this home offers. The pantry and internal access to the garage add practical touches, making everyday living convenient. Completing the ground floor is a recently decorated W/C.

On the first floor, you will find four well-proportioned bedrooms, each providing a quiet, restful retreat. Bedrooms one, two, and three are particularly noteworthy, as they are equipped with fitted wardrobes, offering excellent storage space. The house bathroom features a shower over the bath, a low-level W/C, and a vanity unit that provides additional storage.

One of the standout features of this home is its stunning garden, a serene outdoor space perfect for enjoying a morning cup of tea or coffee while taking in those spectacular countryside views. The garden is surrounded by fence and hedge boundaries with beautiful shrubs, and incorporates a greenhouse and generous tool shed.

The charming historic town of Wetherby offers a wide range of cafe's, restaurants, shops and local amenities, Commute to Harrogate, Leeds, or York within 20 minutes, and the nearby A1/M1 link road, and the A64, offers easy access to national destinations. Our home is in the catchment area for excellent schools including nearby Deighton Gates (Infants and Juniors), St Josephs and Wetherby High School.

Don't miss the opportunity to make this charming house your new home - contact Hunters Wetherby today to arrange a viewing!





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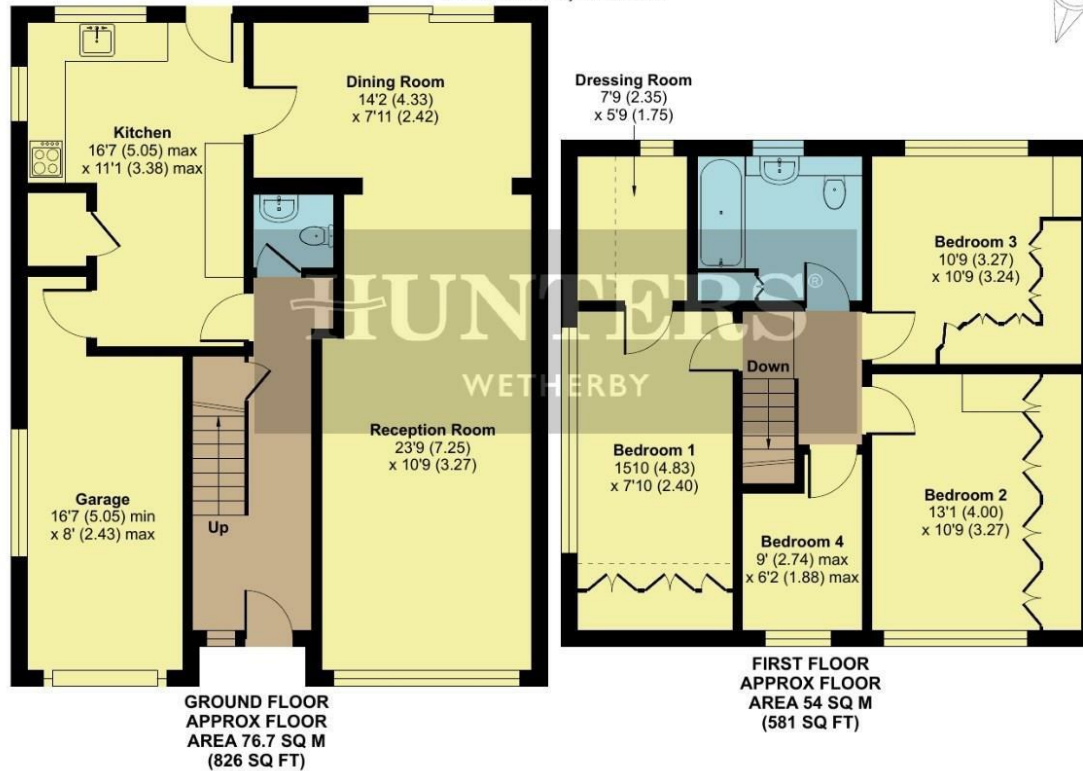
Approximate Area = 1267 sq ft / 117.7 sq m

Limited Use Area(s) = 44 sq ft / 4.1 sq m

Garage = 140 sq ft / 13 sq m

Total = 1451 sq ft / 134.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1233761

Viewings

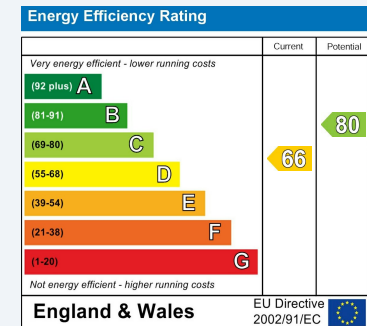
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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