



 **3**
Bedrooms

 **3**
Bathrooms



An immaculate three bedroom semi detached home located on Park View in Wetherby.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Brought to the market for sale is this immaculate, three bedroom semi detached home located on Park View in Wetherby. This perfect home can be moved into with no works required and comprises in brief: - ground floor: - entrance hall, wc / cloaks, lounge and a kitchen diner. First floor: - three double bedrooms, one with an en-suite. On the first floor you also have a modern bathroom. Benefits from double glazed windows and gas central heating. Externally, you have a driveway that provides off road parking for several vehicles. To the rear, you have a spacious garden with lawn and patio areas. Park View is within easy access to the National Motorway Network making this the perfect home for those who daily commute. Wetheby Town Centre is within close proximity giving you access to many local amenities. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Kitchen / Diner 4.74m x 3.31m (15' 7" x 10' 10")

Fitted with a range of wall and base units. Laminated worktops and upstands. Sink and tap. Integrated oven, hob and extractor hood over. Integrated dishwasher and plumbing for a washing machine. Laminated flooring. Double glazed patio doors open to the rear garden. Double glazed window. Central heating radiator.

Lounge 4.23m x 3.72m (13' 11" x 12' 2")

Double glazed bay window to the front. Central heating radiator. Under stairs storage cupboard.

WC / Cloaks 1.58m x 0.96m (5' 2" x 3' 2")

Push button wc. Sink and tap. Central heating radiator. Laminated flooring.

Bedroom 1 3.27m x 2.83m (10' 9" x 9' 3")

Fitted wardrobe. Two double glazed windows. Central heating radiator.

En-Suite 2.10m x 1.38m (6' 11" x 4' 6")

Tiled shower cubicle. Push button wc. Wash hand basin. Central heating radiator. Double glazed window.

Bedroom 2 3.03m x 2.48m (9' 11" x 8' 2")

Fitted wardrobe. Central heating radiator. Double glazed window.

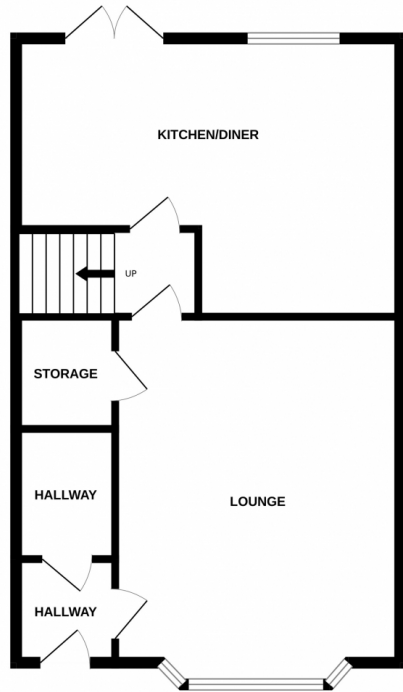
Bedroom 3 2.26m x 2.18m (7' 5" x 7' 2")

Double glazed window and a central heating radiator.

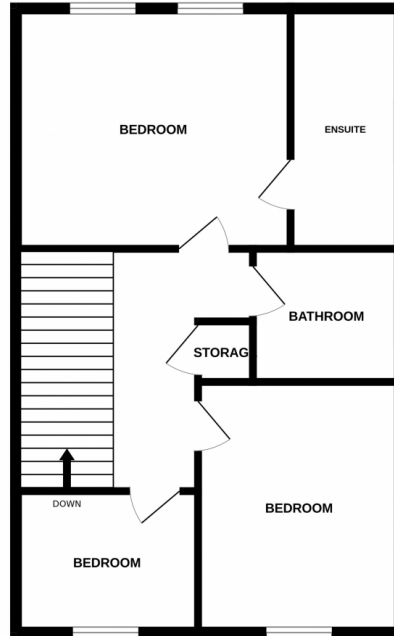
Bathroom 2.12m x 1.80m (6' 11" x 5' 11")

Three piece white suite comprising of: - bath with a shower over, push button wc and a was hand basin. Part tiled walls. Central heating radiator. Double glazed window.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Park View, Wetherby



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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