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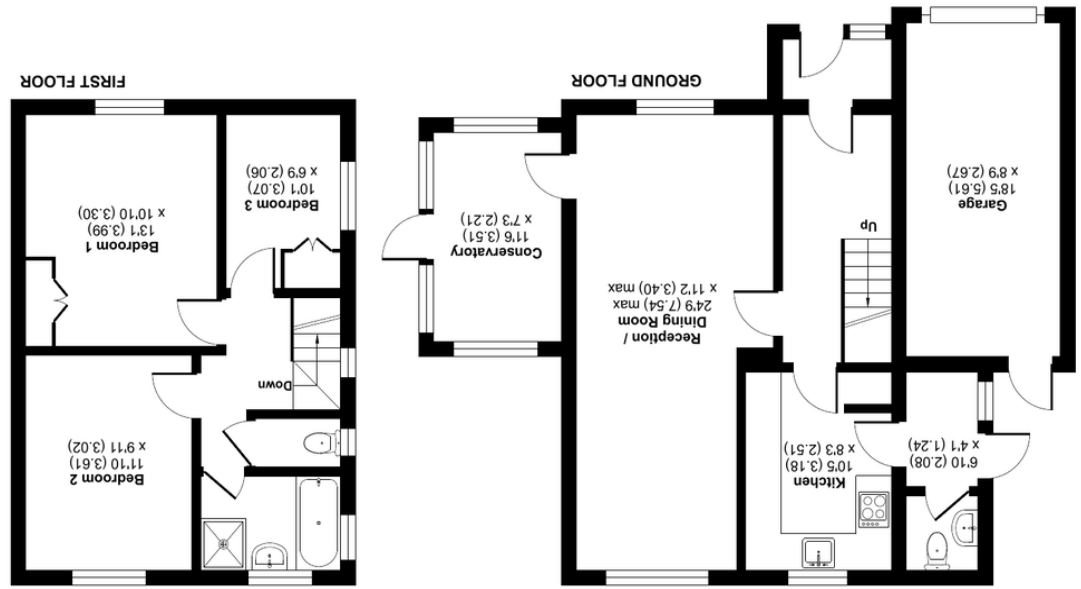
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RICS
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Property
Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rickson 2022.
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Nidd Approach, Wetherby, LS22
Approximate Area = 1228 sq ft / 114 sq m (includes garage)
For identification only - Not to scale



28 Nidd Approach, Wetherby



Guide Price £295,000

28 Nidd Approach, Wetherby, LS22 7UJ

****NEW PRICE**** A unique opportunity to acquire a three bedroom detached property located on the popular 'Rivers Estate' which could benefit from some modernisation. Situated on a corner plot with option to extend (subject to planning) and with accommodation as follows; Entrance Hall, Kitchen, Rear Entrance with Cloakroom/WC off. Through Lounge/Dining Room, Conservatory. Three Bedrooms and Bathroom with Separate WC. Good sized garden area to side and small enclosed garden to rear. Single Attached Garage. Parking

NO CHAIN | REQUIRES SOME UPDATING | OPTION TO EXTEND (subject to planning) | CONSERVATORY | CORNER PLOT | THREE BEDROOM DETACHED

SITUATION AND DESCRIPTION

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, 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. 9

GROUND FLOOR

ENTRANCE PORCH

leading to Internal door

ENTRANCE HALL

with understairs storage cupboard

LOUNGE/DINING ROOM

14' 9" x 11' 2" (4.5m x 3.4m) with window to front and rear aspect and door leading into conservatory

CONSERVATORY

11' 6" x 7' 3" (3.51m x 2.21m) with door to side garden area

KITCHEN

10' 5" x 8' 3" (3.18m x 2.51m) having range of wall and floor mounted units with worktops over, slot in cooker, window to rear aspect, storage cupboard door leading to;

SIDE PORCH

6' 10" x 4' 1" (2.08m x 1.24m) with tiled floor and socket points, Cloakroom off, and door leading to garden area

CLOAKROOM

having low level WC and pedestal washbasin



FIRST FLOOR

with window to half landing

DOUBLE BEDROOM ONE

13' 1" x 10' 10" (3.99m x 3.3m) with fitted wardrobe and window to front aspect

DOUBLE BEDROOM TWO

11' 10" x 9' 11" (3.61m x 3.02m) with window to rear aspect

SINGLE BEDROOM THREE

10' 1" x 6' 9" (3.07m x 2.06m) having fitted cupboard over bulk storage and window to front aspect

OUTSIDE

The property sits on a corner plot with potential for extension (subject to planning consents) the garden is mainly laid to lawn with shrubs and flower borders, with an enclosed rear garden area with small decked area. Off street parking.

