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North Grove Way, Wetherby, LS22



3 North Grove Way, Wetherby



Guide Price £450,000

3 North Grove Way, Wetherby, LS22 7GE

NO ONWARD CHAIN A superb spacious four bedroom detached property with Triple Glazing and Solar Panels and within walking distance of Wetherby Town Centre and with accommodation as follows: Entrance, Utility, Study, Lounge, Dining Room, Dining Kitchen, Conservatory. Master Bedroom with En-Suite, Three further Bedrooms, House Bathroom. Gardens to front and rear. Single Garage.

GROUND FLOOR

ENTRANCE HALL

wood flooring and having understairs storage cupboard

UTILITY ROOM

with sliding door and having plumbing for washing machine, space for freezer, space for tumble dryer and window to front, sliding door leading to:

CLOAKROOM

being fully tiled and having low level wc and pedestal wash basin, window to front

STUDY

9' 7" x 8' 8" (2.92m x 2.64m) having window to rear and velux window

DINING KITCHEN

15' 8" x 8' 8" (4.78m x 2.64m) part tiled and having wall and floor mounted units with worktops over, integrated Bosch oven and gas hob with extractor over, integrated microwave, integrated dishwasher, integrated fridge, one and half bowl stainless steel sink unit with chrome mixer tap, window to front and side, door to rear

LOUNGE

15' 4" x 10' 4" (4.67m x 3.15m) having wood flooring and feature wood fire surround with inset multi fuel

burner on granite hearth, sliding patio door leading to Conservatory and archway to:

DINING ROOM

8' 9" x 12' 10" (2.67m x 3.91m) having wood flooring and window to rear

CONSERVATORY

9' 0" x 17' 1" (2.74m x 5.21m) having wood flooring and French doors to rear patio

FIRST FLOOR

window on half landing

LANDING

having recessed area with shelves for storage

MASTER BEDROOM

8' 11" x 12' 6" (2.72m x 3.81m) having wardrobes, window to corner

EN-SUITE SHOWER ROOM

being fully tiled and having large walk in shower cubicle, low level wc and vanity wash basin, window to side. Shaver Point.

BEDROOM TWO

11' 0" x 8' 9" (3.35m x 2.67m) having fitted wardrobes with wall mounted cupboards and shelves, window to rear



BEDROOM THREE

10' 5" x 8' 4" (3.18m x 2.54m) having window to rear aspect

BEDROOM FOUR

6' 10" x 10' 5" (2.08m x 3.18m) window to front aspect

HOUSE BATHROOM

fully tiled and having panelled bath with shower over and screen, low level wc, pedestal wash basin, cupboard with shelves and window to side aspect

OUTSIDE

small neatly maintained front garden whilst to the rear lies a private endosed rear garden area with patio. Shed and Single Garage with up and over door, power and light

The property benefits from Triple Glazing and Solar Panels

