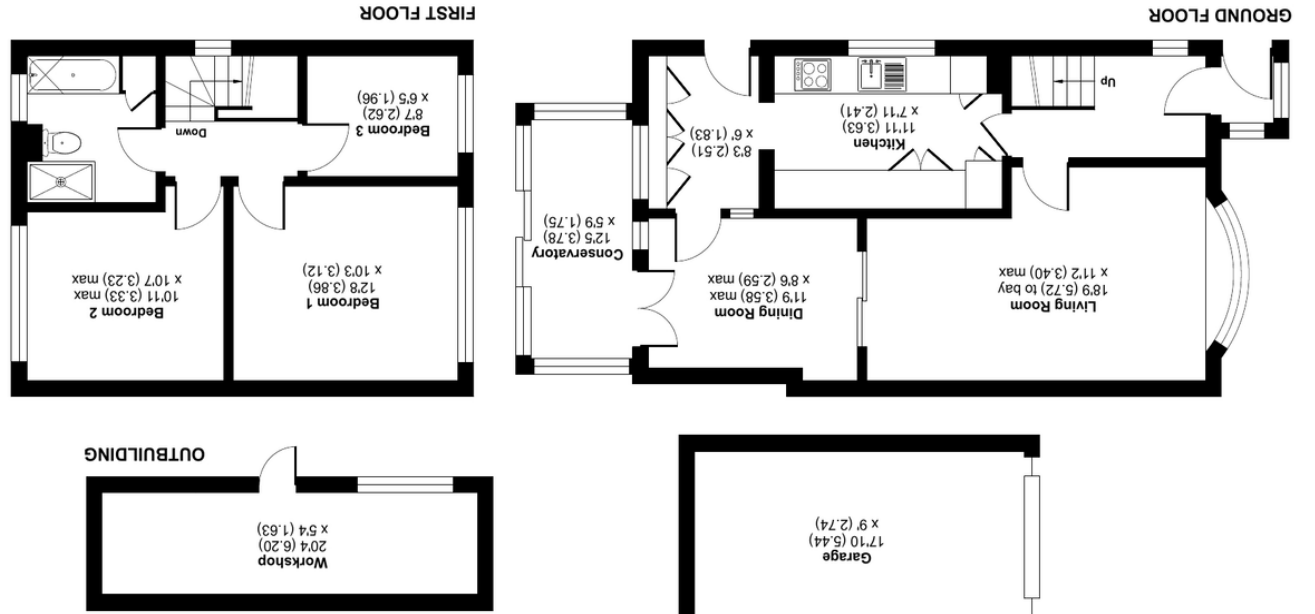


Important Notice 1. Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.



Approximate Area = 1005 sq ft / 93.3 sq m
Garage = 161 sq ft / 14.9 sq m
Outbuilding = 108 sq ft / 10 sq m
Total = 1274 sq ft / 118.2 sq m

Derwent Rise, Wetherby, LS22

For identification only - Not to scale



RICS Certified Property Measurement
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rldccom 2024. REF: 1126377



11 Derwent Rise, Wetherby

£299,950

11 Derwent Rise, Wetherby, Wetherby, LS22 7UN

Thomlinsons are pleased to offer to the market this wonderful, extended family home positioned within a peaceful and most sought-after location close to Wetherby town centre with accommodation as follows: Porch, Hallway, Lounge, Dining Area, Dining Kitchen, Conservatory. Three Bedrooms and Bathroom. Gardens and Garage.

SITUATION & DESCRIPTION

Thomlinsons are pleased to offer to the market this wonderful, extended family home positioned within a peaceful and most sought-after location close to Wetherby town centre. Situated within walking distance of Wetherby town centre which offers excellent shopping facilities, recreational amenities and popular schools for all age groups. Wetherby is enviably centred in the "golden triangle" of Harrogate, Leeds and York ensuring it remains one of the most sought-after residential areas in the region. The A1M is approximately one mile away and there are inter-city rail services from York and Leeds to London's Kings Cross. Leeds/Bradford airport is only 16 miles to the west.

GROUND FLOOR

ENTRANCE PORCH

having tiled floor and upvc double glazing

HALLWAY

with laminate wood flooring and upvc window to side

LOUNGE

with large upvc bay window to front with stone

feature fireplace with mantel over and matching TV stand. laminate wood floor.

DINING AREA

having laminate wood floor and French doors to Conservatory, side door to Kitchen

CONSERVATORY

with laminate wood floor and sliding patio doors to rear garden

DINING KITCHEN

with wall and floor mounted units with worktops over, integrated oven and hob with extractor, breakfast bar, upvc window to side aspect, storage cupboard.

FIRST FLOOR

upvc window to landing

BEDROOM ONE

upvc window to front aspect, range of quality fitted wardrobes with hanging rail and shelves.

BEDROOM TWO

upvc window to rear aspect, free standing wardrobes



BEDROOM THREE

upvc window to front, fitted storage cupboard over bulk head

BATHROOM

part tiled and having white suite comprising; large walk in shower cubide, bath, low level wc and bidet, upvc window to rear. Airing cupboard.

OUTSIDE

to the front lies an endosed front garden mainly laid to lawn with shrubs and borders, a long driveway with parking for several cars leads to a SINGLE GARAGE with up and over door, power and light. To the rear lies a patio with pond and fountain with side door to garage.

WORKSHOP/OFFICE

An office/workshop lies to the bottom of the garden.

COUNCIL TAX BAND C

