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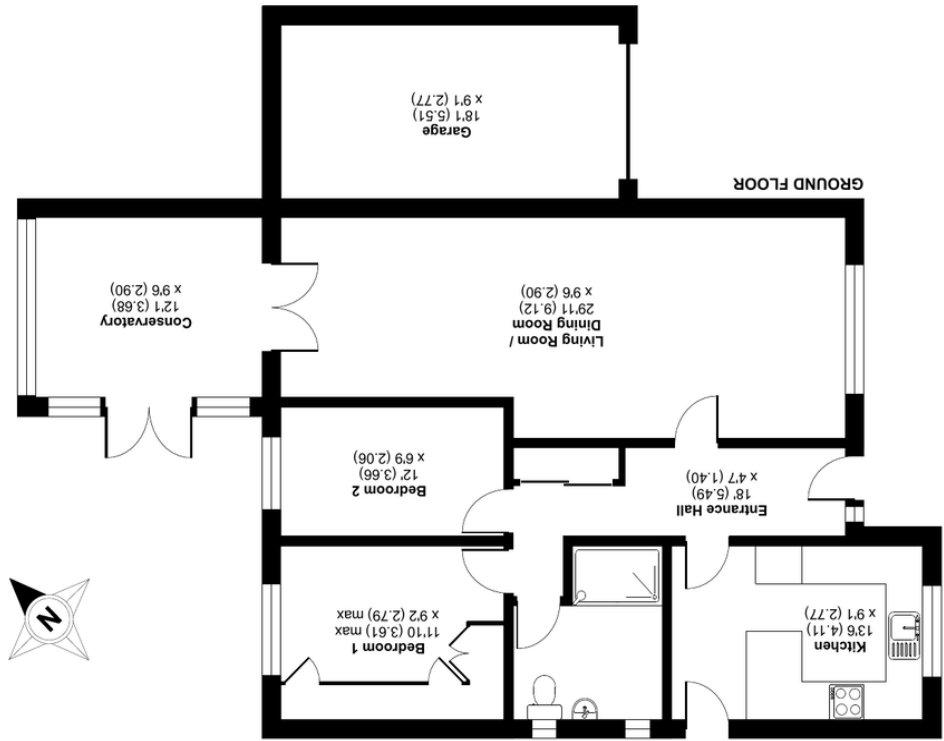
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RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © rldhcom 2024.
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Approximate Area = 1152 sq ft / 107 sq m (includes garage)
For identification only - Not to scale

North Grove Approach, Wetherby, LS22



1 North Grove Approach, Wetherby



Guide Price £475,000

1 North Grove Approach, Wetherby, LS22 7GA

A spacious and well presented stone built detached two bedroom bungalow within walking distance to Wetherby Town Centre with accommodation as follows: Hall, Open plan Lounge/Dining Room, Conservatory, Fitted Modern Kitchen, Master Bedroom with Fitted Furniture, Bedroom Two, Shower Room. Garden with Patio and Single Garage.

**NO ONWARD CHAIN | TWO BEDROOMS |
CONSERVATORY | SINGLE GARAGE | GARDENS**

SITUATION & 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 by pass and M1/A1 link south of Aberford.

HALLWAY

having sliding wardrobe for storage

OPEN PLAN LOUNGE/DINING ROOM

29' 11" x 11' 07" (9.12m x 3.53m) good size and having wall lights, window to front and French door to:

DINING KITCHEN

11' 5" x 9' 1" (3.48m x 2.77m) range of wall and floor mounted units with worktops over, breakfast bar, integrated double oven and induction hob with extractor over, fridge freezer, wall mounted combi boiler, LED lights, window to front aspect and door to side

CONSERVATORY

with a delightful rear garden aspect ideal for relaxation and french doors to rear garden

MASTER BEDROOM

11' 10" x 9' 2" (3.61m x 2.79m) having range of quality fitted wardrobes with matching bedside cabinet, window to rear aspect

BEDROOM TWO

12' 0" x 6' 9" (3.66m x 2.06m) window to rear aspect

BATHROOM

being part tiled and having good sized walk in shower



cubicle, low level wc and pedestal wash basin, two windows to side aspect

OUTSIDE

lawn garden with shrubs to front with driveway leading to Single Garage with up and over door, power and light. To the rear lies a good sized enclosed garden with patio area and greenhouse.

COUNCIL TAX BAND D

