



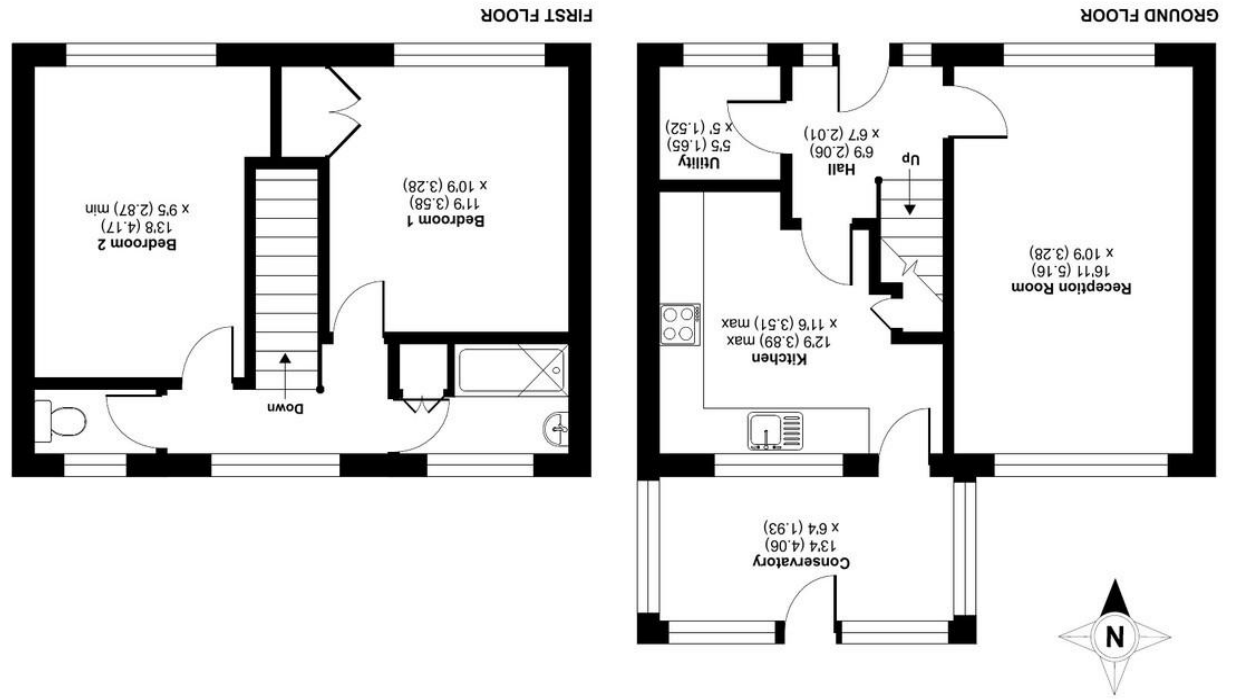
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RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards (PMS2 Residential), © rldccom 2024.  
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**Syke Road, LS22**  
Approximate Area = 920 sq ft / 85.5 sq m  
For identification only - Not to scale



8 Syke Road, Wetherby



# Guide Price £230,000

## 8 Syke Road, Wetherby, LS22 6LA

A well presented and spacious mid terrace located within walking distance from Wetherby Town Centre and with accommodation as follows: Entrance Hall, Storage Cupboard/Office, Lounge, Dining Kitchen, Conservatory, Two Double Bedrooms, Bathroom and Separate WC. Off Street Parking, Garden to front and Rear.

### WALKING DISTANCE TO WETHERBY | TWO DOUBLE BEDROOMS | CONSERVATORY | SPACIOUS | OFF STREET PARKING

#### SITUATION & DESCRIPTION

Set within a popular and highly convenient location, just a short distance from the Wetherby town centre, is this spacious, modern and well-presented mid terrace property. An internal inspection of this fabulous property is highly recommended to avoid disappointment and in brief will reveal; reception hall having stairs leading to the first-floor accommodation, a stylish and spacious living room with double aspect windows allowing for plenty of natural light to flood the room and a central feature fireplace housing an electric fire unit. The modern dining kitchen has attractive units fitted at floor and wall height with counter level worktops incorporating with space for cooker. In addition, there is ample space for dining table and chairs, plumbing for washing, understairs storage cupboard, window overlooking the rear garden and a rear entrance door to conservatory. To the first floor are two good sized double bedrooms and house bathroom comprising a two-piece suite with shower unit over the bath and a separate WC. Outside, the property has the benefit of a beautifully

maintained, private rear family garden which is fully enclosed with fruit tree and provides an ideal space for relaxing in as well as outdoor dining and entertaining with a delightful paved patio area. To the front of the property has a driveway providing off street parking and a well maintained garden area.

#### ENTRANCE HALL

spacious and light

#### STORAGE/UTILITY ROOM

currently used as a storage room but can be versatile to be used as a Utility Room or extension to the kitchen area.

#### LOUNGE

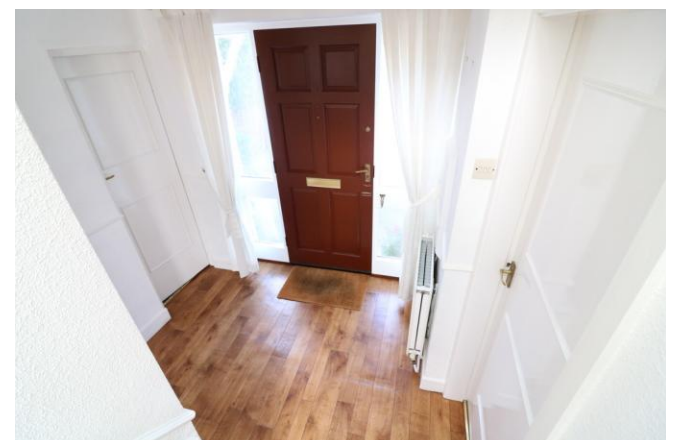
with window to front and rear aspect, living flame electric fire.

#### DINING KITCHEN

with wall and floor mounted units with worktops over, space for cooker, space for washing machine and space for fridge freezer. Understairs storage cupboard off. Door to:

#### CONSERVATORY

spacious and light area overlooking the garden.



#### STAIRS/LANDING

having large window to landing

#### DOUBLE BEDROOM ONE

with window to front, built in wardrobe with hanging rail and shelf.

#### DOUBLE BEDROOM TWO

window to front and built in cupboard with hanging rail and shelf

#### BATHROOM

part tiled and having bath with shower over, pedestal washbasin and window to rear.

#### SEPERATE WC

window to rear aspect

#### OUTSIDE

private enclosed garden to rear with shed for storage, whilst to the front is a neatly maintained garden with parking for one car.

