



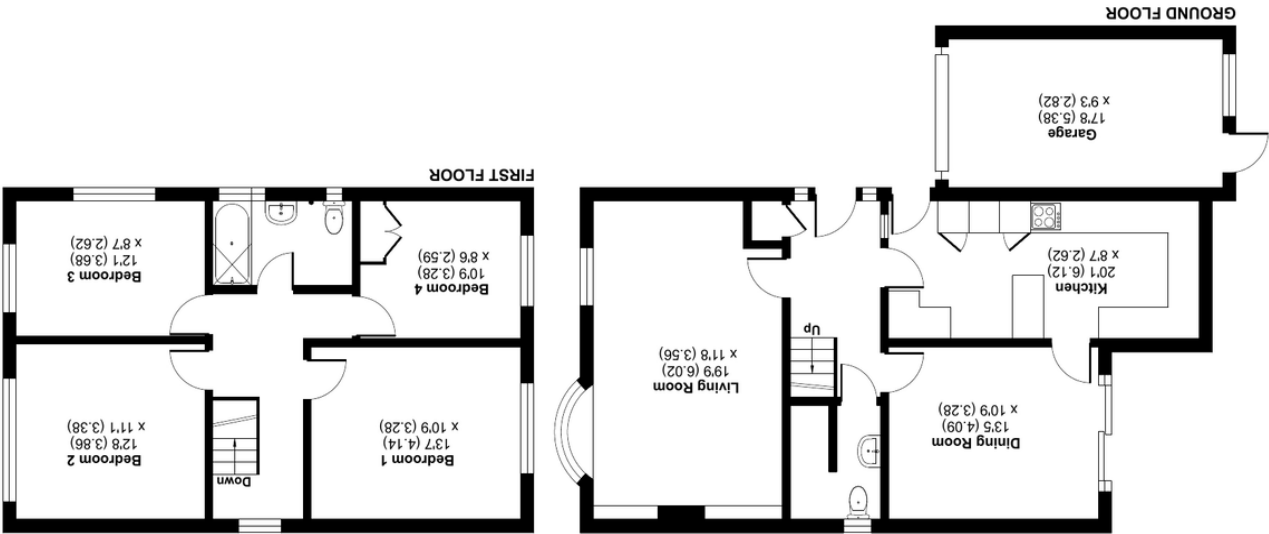
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © ndscom 2024. Produced for Thomlinsons, REF: 1219210



Approximate Area = 1363 sq ft / 126.6 sq m
Outbuilding = 165 sq ft / 15.3 sq m
Total = 1528 sq ft / 141.9 sq m

For identification only - Not to scale

Cedar Covert, Wetherby, LS22



16 Cedar Covert, Wetherby



Guide Price £499,950

16 Cedar Covert, Wetherby, LS22 7XW

With **NO ONWARD CHAIN** Cedar Covert is a spacious and well presented four bedroom detached family home situated in an exclusive quiet cul-de-sac location of Wetherby, and within walking distance to the town, the property has accommodation as follows: Hall, Guest Cloakroom, Dining Kitchen, Dining Room, Lounge, Four Double Bedrooms and House Bathroom. Enclosed Private Rear Garden, Front Garden and Garage. Scope to extend (subject to planning)

SITUATION & DESCRIPTION

Situated in a cul-de-sac location and 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 HALL

with cloaks cupboard off, radiator

CLOAKROOM

having low level WC and pedestal washbasin, understairs storage, window to side

LOUNGE

spacious and light with two windows overlooking front aspect, stone built fireplace with living flame gas fire, two radiators

DINING KITCHEN

having wall and floor mounted units with worktops over, dishwasher, washing machine, slot in cooker with cooker hood over, fridge freezer, breakfast bar, cupboard housing boiler, window to rear aspect, there is potential to demolish the internal wall between the kitchen and adjoining dining room giving a large family dining kitchen.

DINING ROOM

with sliding patio door leading to rear garden and patio area, radiator

FIRST FLOOR

window to half landing

DOUBLE BEDROOM ONE

with window to front aspect and fitted wardrobes. Radiator

DOUBLE BEDROOM TWO

with window to rear aspect. Radiator

DOUBLE BEDROOM THREE

having window to side and front aspect. Radiator



DOUBLE BEDROOM FOUR

with built in airing cupboard and having window to rear aspect

HOUSE BATHROOM

being fully tiled and having walk in shower cubicle, low level wc and vanity washbasin, window to rear aspect

OUTSIDE

To the outside the property benefits from a generous driveway providing ample off-street parking in front of the single garage having power and lighting installed. The front garden is well maintained being open plan and mainly laid to lawn. To the rear the garden is fully enclosed and private with patio area and being predominantly laid to lawn with surrounding borders housing a variety of plants and mature shrubs.

