

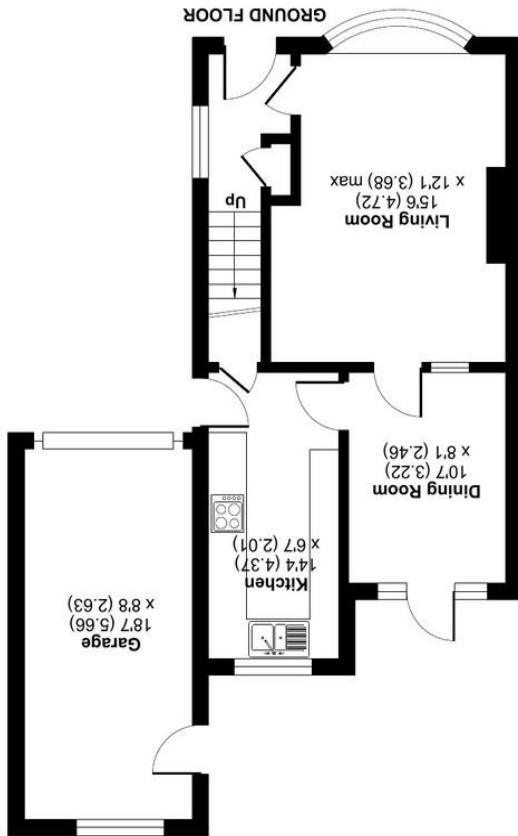
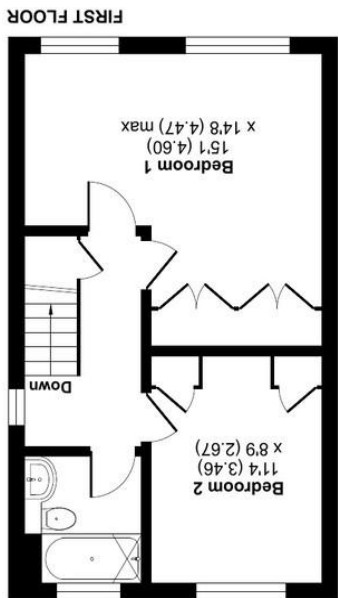


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Important Notice 1. Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (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 = 842 sq ft / 78.2 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 1002 sq ft / 93 sq m

For identification only - Not to scale

Briar Gate, Wetherby, LS22



3 Briar Gate, Wetherby



Guide Price £375,000

3 Briar Gate, Wetherby, LS22 7YX

Being offered with NO ONWARD CHAIN this three bedroom detached family home is situated in a most peaceful cul-de-sac position in this highly regarded residential area of Wetherby. Briefly the property comprises: Entrance Hall, Lounge through to Dining Area, Modern Fitted Kitchen, 2/3 Bedrooms and Bathroom, Single Garage. Enclosed Private Garden.

WETHERBY

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 and M1 link south of Aberford.

GROUND FLOOR

ENTRANCE HALL

light and airy with upvc window to side aspect and glazed door to:

LOUNGE

with upvc bay window, marble fireplace with electric living flame fire, glazed French doors to :

DINING AREA

having French door to revealing pleasant outlook over enclosed rear garden.

KITCHEN

a modern and light galley kitchen with a range of white wall and floor mounted units with granite worktops over and integrated appliances consisting: integrated electric fan over and ceramic hob with extractor over, integrated washing machine, integrated fridge, upvc window to front aspect and large storage cupboard.

FIRST FLOOR

STAIRS/LANDING

with upvc window to landing and airing cupboard

BEDROOM ONE

spacious and light with fitted wardrobes and two upvc windows to front aspect, the bedroom has been extended into the 3rd bedroom to offer more space/dressing area and can be easily put back to form Bedroom Three.

BEDROOM TWO

with upvc window to rear aspect, fitted wardrobes incorporating dressing table



BEDROOM THREE

this has been extended into Bedroom One to form a dressing area but can be easily put back to a third bedroom

HOUSE BATHROOM

being fully tiled and having bath with shower over and screen, vanity washbasin and concealed WC, chrome heated towel rail, upvc window to rear aspect

OUTSIDE

lawned garden to front with further lawned garden opposite and gates to both sides of the property, a driveway with parking for several cars gives access to the single garage. To the rear lies a private and well maintained garden mainly laid to lawn with flower borders and patio area.

SINGLE GARAGE

With electric up and over door, light and power laid on, wall mounted gas boiler, single door to rear.

COUNCIL TAX BAND D

