

Decorative front garden set to low maintenance artificial grass with shaped flower beds housing a range of neatly maintained flowering bushes and shrubs.

The landscaped rear garden is a particular feature of this property set to low maintenance artificial grass, terraced with stone flagged patio seating area oriented to enjoy sunny aspect throughout the day, bordered with well-stocked and neatly maintained flower beds housing a range of flowering bushes and shrubs. Timber shed provides additional garden storage.

### SERVICES

We understand mains water, electricity, gas and drainage are connected.

### COUNCIL TAX

Band C (from internet enquiry).

Details prepared June 2024

### GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

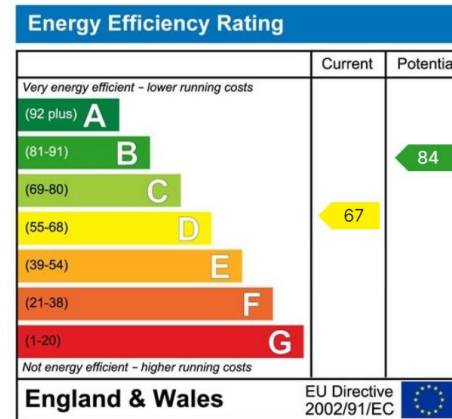
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

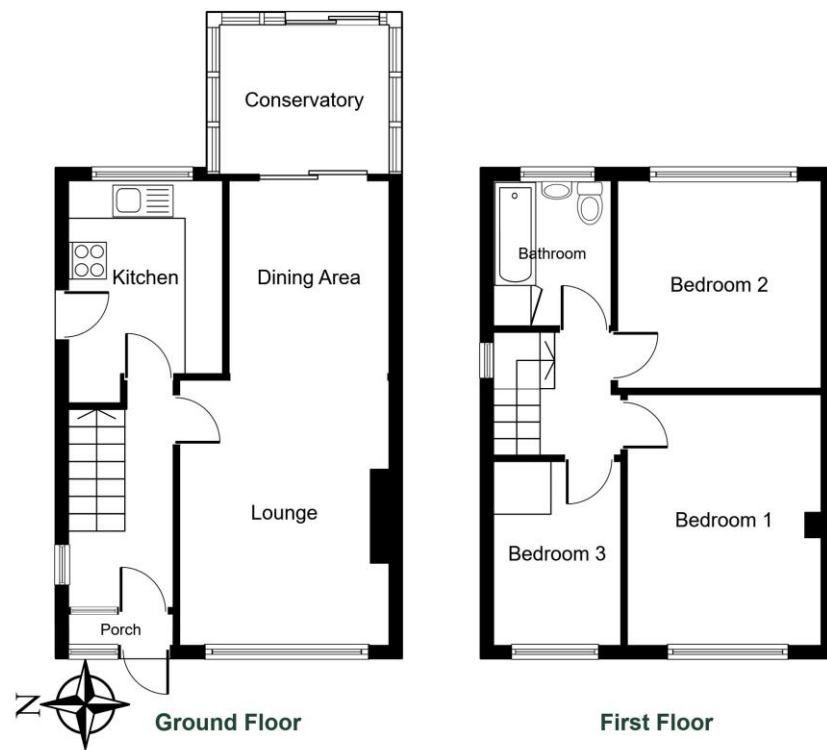
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

### VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731



Total floor area 81.7 sq.m. (880 sq.ft.) Approx



NOT TO SCALE For layout guidance only



## Wetherby ~ 9 Maple Drive, LS22 7QZ

A well maintained three-bedroom semi-detached home enjoying westerly facing landscaped gardens to rear. Conveniently positioned within walking distance of local schools and Wetherby's excellent town centre amenities.

- Through lounge with dining area
- Conservatory to rear overlooking attractive private garden
- Fitted kitchen and bathroom
- Three bedrooms to first floor
- Elevated westerly facing 'sun trap' rear garden
- Off road parking and single garage
- Available with benefit of no upward chain

**£295,000** PRICE REGION FOR THE FREEHOLD



### MISREPRESENTATION ACT

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## 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 by pass and M1/A1 link south of Aberford.

### DIRECTIONS

Proceeding out of Wetherby along Deighton Road turn left into Ainsty Road. Second left into Barleyfields Road. Right into Poplar Avenue and left into Maple Drive where the property is identified on the right hand side by the Renton and Parr for sale board.



### THE PROPERTY

An attractive three bedroom semi detached home offered on the market with no onward chain. Benefitting from gas fired central heating and double glazed windows throughout, the accommodation in further detail giving approximate room sizes comprises:-

### GROUND FLOOR

#### ENTRANCE PORCH

Entering through double glazed front door into entrance porch area with further doorway into :-

#### ENTRANCE HALL

Staircase leading to first floor with useful storage cupboard underneath, radiator to side, double glazed window and central light fitting.

#### THROUGH LIVING / DINING ROOM

7.28m x 3.35m (23'10" x 10'11")

Light and spacious living room with large double glazed window to front and double radiator beneath. A feature fireplace with stone hearth surround, timber mantle piece

and electric fire inset. Further double radiator to dining area with two pendant light fittings and two wall light fittings, double glazed sliding patio door into :-



#### CONSERVATORY

2.7m x 2.44m (8'10" x 8'0")

Double glazed windows to three sides, rear sliding door enjoying attractive westerly facing outlook over landscaped rear garden providing "sun-trap" seating area.

#### KITCHEN

2.91m x 2.46m (9'6" x 8'0")



A fitted kitchen comprising a range of wall and base units, cupboards and drawers, work surfaces with tiled splashbacks and serving hatch through to dining room. Space and plumbing for automatic washing machine, space for electric oven and four ring electric hob, recess for American style fridge freezer, wall mounted Worcester gas fired central heating boiler, stainless steel sink unit with drainer and mixer taps, double glazed window overlooking rear garden, double glazed side personnel door and central light fitting, tile effect vinyl floor covering.

### FIRST FLOOR

#### LANDING

Double glazed window at the top of the stairs, central light fitting and loft access hatch.

#### BEDROOM ONE

3.97m x 3.09m (13'0" x 10'1")

A bright double bedroom with large double glazed window to front, radiator beneath, central pendant light fitting.



#### BEDROOM TWO

3.26m x 3.22m (10'8" x 10'6")

With large double glazed window overlooking rear garden, radiator beneath and central pendant light fitting.



#### BEDROOM THREE

2.13m x 1.96m (6'11" x 6'5") widening to 3.06m (10'0") With double glazed window to front, radiator beneath, large fitted storage cupboard and central pendant light fitting.

#### BATHROOM

2.35m x 1.85m (7'8" x 6'0")

Fitted with coloured three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with shower fitting above, part tiled walls with tile effect vinyl floor covering, airing cupboard housing insulated water tank with shelving above for linen storage, radiator to side, double glazed window and central light fitting.



### TO THE OUTSIDE

Block paved driveway provides off-road parking for multiple vehicles and access to :-

#### SINGLE GARAGE

4.87m x 2.51m (15'11" x 8'2")

With manual up and over front door, double glazed side personnel door, light and power laid on.

### GARDENS

