



## Linton Meadows, West Yorkshire

- THREE BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- DOUBLE GARAGE AND DRIVEWAY
- SET ON AN ENVIABLE PLOT
- BEAUTIFULLY MAINTAINED GARDEN
- EPC RATING - C / COUNCIL TAX BAND - F

**£525,000**

**Council Tax: F**





# Linton Meadows, West Yorkshire

## DESCRIPTION

Hunters Wetherby are proud to market this three-bedroom detached bungalow which is set on an enviable plot in the ever sought after 'Linton Meadows' just a short walk of Wetherby town centre.

Occupying an enviable position at the head of a quiet cul-de-sac and just a short walkable distance from Wetherby market town, this attractive residence provides a fine example of single level living. Offering generous proportions, the property also features beautifully maintained and sunny gardens.

On entering the property, the light and welcoming entrance hallway provides access to all the principal rooms. The spacious lounge features a stone fireplace with marble hearth and gas living flame fire. The dining kitchen features range of fitted wall and base units with integral oven.

The house bathroom features a large walk in shower, floating vanity unit and low level w/c.

Three bedrooms complete the property, all in good size and featuring built in storage. The master bedroom benefits from an en-suite consisting of shower cubicle, low level w/c and wash hand basin.

Outside, a driveway leads to a double garage with electric up and over door. The good size rear garden has been beautifully maintained and is predominantly laid to lawn with an arrangement of established borders and additional raised mature high hedge boundaries to deliver privacy.

This much sought-after area is within easy level walking distance of this popular market town, providing a wide choice of shops, recreational amenities and primary and secondary schools. The area is rightly popular with those working in Leeds, Harrogate and York, with the nearby A1 providing excellent access to the region's motorway network.











## Linton Meadows, Wetherby, LS22

Approximate Area = 880 sq ft / 81.7 sq m

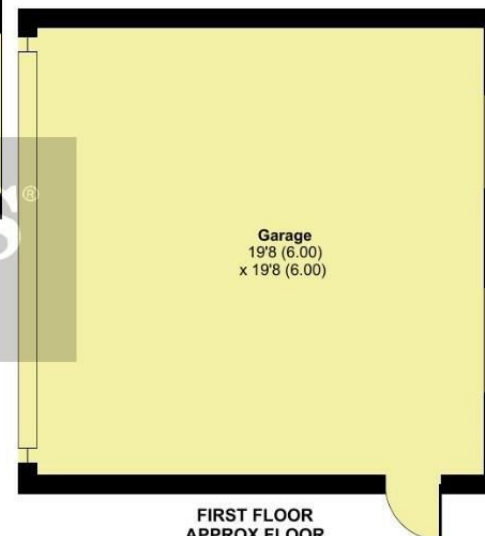
Garage = 387 sq ft / 35.9 sq m

Total = 1267 sq ft / 117.6 sq m

For identification only - Not to scale



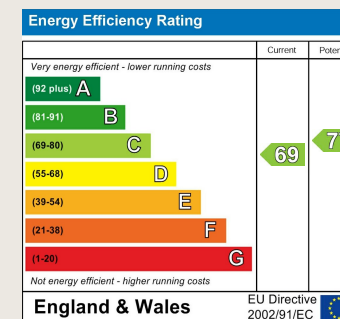
**GROUND FLOOR**  
APPROX FLOOR  
AREA 81.7 SQ M  
(880 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 35.9 SQ M  
(387 SQ FT)

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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