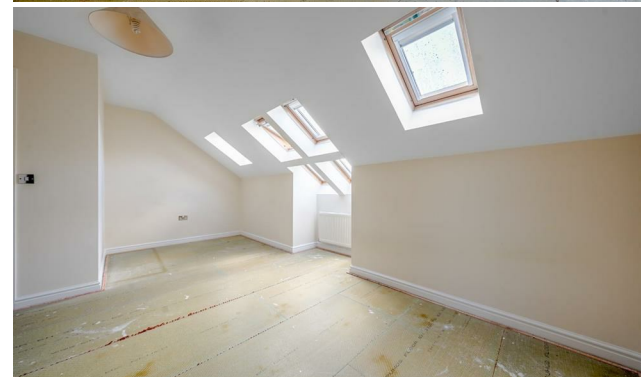




Woodland Court, Wetherby, LS23 7BP

- FOUR BEDROOM TOWNHOUSE
- GARAGE
- SET OVER THREE FLOORS
- ENCLOSED REAR GARDEN
- TWO EN-SUITES
- EPC RATING C / COUNCIL TAX BAND E

Asking Price £375,000

Tenure: Freehold

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Woodland Court, Wetherby, LS23 7BP

DESCRIPTION

Hunters Wetherby are proud to present to the market this four bedroom townhouse set in the sought after location of Thorp Arch. This property is the perfect family home, with spacious rooms throughout and an enclosed rear garden.

Upon entering the property a welcoming hallway provides access to the integrated garage as well as leading to the spacious kitchen/diner.

The kitchen offers ample space for families to enjoy meals together, while boasting integrated appliances such as an oven and hob, dishwasher and fridge freezer. The kitchen also benefits from 'French Doors' which open up into the garden, which is partly gravelled and paved. This space is ideal for those looking for a low maintenance garden with space for entertaining guests.

The ground floor also features a downstairs W/C, coat cupboard and utility room which houses an integrated washing machine as well as additional base units, ideal for storage.

To the first floor, bedroom one features an en-suite comprising of shower unit, hand wash basin and W/C, as well as the large lounge with 'French doors' opening onto the 'Juliet balcony' which creates a light and airy feel.

The second floor features three bedrooms, with bedroom two offering an en-suite comprising of shower cubical, wash hand basin and w/c.

The house bathroom is also on the second floor and benefits from a bath, hand wash basin and W/C.

All three bedrooms are spacious and comfortable, providing ample space for family and guests.

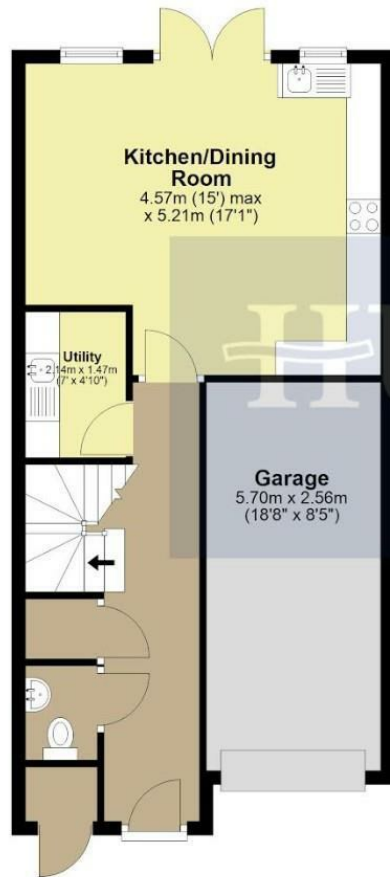
Thorp Arch is a charming and sought-after village offering a peaceful rural setting while remaining conveniently close to Wetherby and the surrounding towns. The village has excellent access to local amenities and transport links.





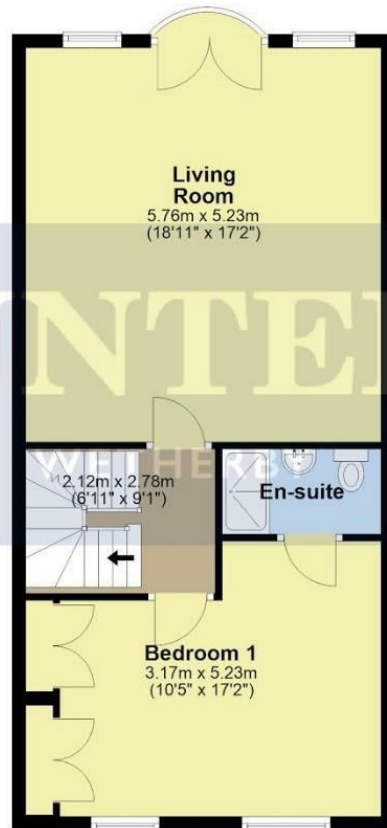
Ground Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



First Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



Second Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



Total area: approx. 168.9 sq. metres (1818.4 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



Council Tax: E

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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

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