



BRIDGE GARTH

WETHERBY, LS23 6HF

£325,000
FREEHOLD

A fantastic opportunity to secure a well-presented and versatile three-bedroom home offering generous living accommodation and a range of desirable features. Ideally suited to first-time buyers, growing families or investors, this home offers flexible accommodation, ample storage and the opportunity to add your own personal touch.

MONROE

SELLERS OF THE FINEST HOMES

BRIDGE GARTH

- Three well-proportioned bedrooms – Ideal for families or flexible living.
- Large driveway – Parking for up to three cars.
- Integral garage – Great for storage, parking or hobbies
- Private garden – Perfect for relaxing and entertaining outdoors.
- Quality Howdens kitchen – Stylish and practical for everyday living.
- Solid oak worktops – A quality finishing touch
- Spacious living room – A comfortable space to relax and entertain.
- Versatile third bedroom – Ideal as a home office, nursery or guest room.
- Excellent storage options – Plenty of space for everyday essentials.
- Flexible two-storey layout – Well suited to a range of lifestyles.



This appealing three-bedroom home offers generous and versatile accommodation arranged over two floors, making it an ideal choice for first-time buyers, growing families or investors seeking a property with excellent potential.

The kitchen is conveniently positioned towards the front of the property and is fitted by Howdens, complemented by solid oak worktops, providing a practical and attractive space for the everyday. Leading through to a spacious living room which provides an inviting setting for relaxing and entertaining. To the rear, a conservatory extends the living accommodation, enjoying views over the private rear garden and offering an additional space in which to unwind, dine or entertain throughout the year. A useful downstairs shower room completes the ground-floor accommodation, adding further convenience and practicality to the home.

Upstairs, there are three well-proportioned bedrooms two of which are double rooms. The principal bedroom offers beautiful views over farmers fields. The third bedroom is ideally suited to a child's room, dressing room or home office. A family bathroom completes the first-floor accommodation and is conveniently positioned to serve all three bedrooms.

The property also benefits from a large driveway providing ample off-road parking for up to three cars,

along with an integral garage offering excellent additional storage and parking potential, with the flexibility to accommodate a workshop or hobby space if required. To the rear, a particularly appealing feature is the very private, south-east-facing garden, which enjoys a pleasant aspect and plenty of opportunity to enjoy the sunshine.

REASONS TO BUY.

Three well-proportioned bedrooms – Ideal for families or flexible living.

Large driveway – Parking for up to three cars.

Integral garage – Great for storage, parking or hobbies
Private garden – Perfect for relaxing and entertaining outdoors.

Quality Howdens kitchen – Stylish and practical for everyday living.

Solid oak worktops – A quality finishing touch

Spacious living room – A comfortable space to relax and entertain.

Versatile third bedroom – Ideal as a home office, nursery or guest room.

Excellent storage options – Plenty of space for everyday essentials.

Flexible two-storey layout – Well suited to a range of lifestyles.

ENVIRONS.

Situated in the sought-after village of Clifford, Bridge Garth enjoys a peaceful residential setting surrounded by attractive open countryside, while being conveniently positioned for the nearby market town of Wetherby and the surrounding area. The village offers a strong sense of community with local amenities close at hand, while Boston Spa provides a wider selection of shops, cafés, restaurants and everyday facilities. The property is also well placed for access to a number of well-regarded schools, including Wetherby High School, with excellent road links providing convenient access to Leeds, York and Harrogate. The surrounding countryside offers an abundance of opportunities for walking and outdoor pursuits, while Wetherby's attractive town centre, riverside walks and extensive range of amenities are all within easy reach.

SERVICES.

We are advised that the property has mains gas, mains water, mains drainage.

LOCAL AUTHORITY.

Leeds City Council.

TENURE.

We are advised that the property is Freehold, and that vacant possession will be granted upon legal

completion.

VIEWING ARRANGEMENTS.

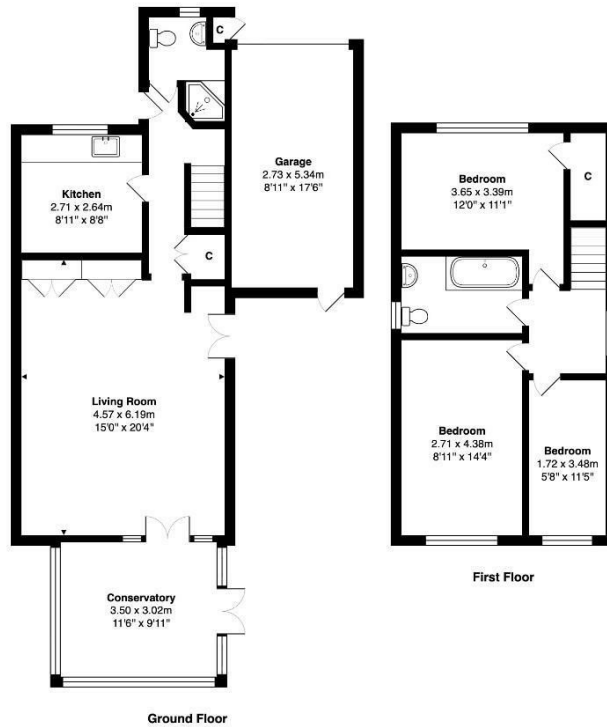
Strictly through the selling agent Monroe Estate Agents.

Viewing by appointment only.

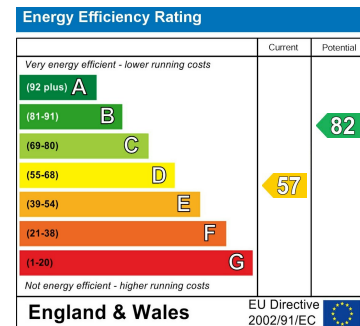
Please note some images may contain CGI

BRIDGE GARTH





Total Area: 113.6 m² ... 1223 ft²
All measurements are approximate and for display purposes only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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