



40 TEMPLAR GARDENS

WETHERBY, LS22 7TG

£510,000
FREEHOLD

Are you looking for a detached Bungalow in Wetherby call Monroe!

MONROE

SELLERS OF THE FINEST HOMES

40 TEMPLAR GARDENS

- Detached Bungalow • Wetherby
- Amenities • Two Bedrooms • 1170
- Sqft • Bathroom & En Suite • Excellent
- Amenities • Fully Renovated



Monroe Estate Agents is excited to present this outstanding bungalow in Wetherby. With 1,170Sqft of beautifully renovated space, this property is move in ready and has the potential to function as a three bedroom home.

As you step inside, you'll be welcomed by a spacious hallway leading to a formal living room, a stylish kitchen and dining area, two generously sized bedrooms (including one with an en suite), and a well-appointed house bathroom.

The converted garage currently serves as an efficient study and utility area but can easily be transformed into a third bedroom to suit your needs.

The kitchen features a modern design and is fully equipped with plenty of storage, making it perfect for all your culinary requirements.

Outside, you'll find a spacious, gravel driveway providing ample off-street parking. At the rear, there is a lawned garden filled with plants, trees, and shrubs, along with a patio that is ideal for entertaining.

For more information or to schedule a viewing, don't hesitate to contact Monroe Estate Agents. This incredible opportunity won't last long!

REASONS TO BUY

- Detached Bungalow
- Heart Of Wetherby
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Two Bedrooms
- Converted Garage
- Ample Off-Street Parking

ENVIRONS

Wetherby is a charming market town that offers a wide range of amenities to meet everyday needs. It is conveniently located for commuters, with easy access to major motorways connecting to Leeds, York, and Harrogate. Within walking distance, you'll find a good selection of schools, shops, restaurants, bars, and supermarkets. Additionally, there are beautiful walking paths along the nearby river.

Wetherby is known for its stunning surroundings and exceptional local amenities, including various shops, fantastic restaurants, and reputable schools. This thriving market town also provides convenient access to nearby towns and cities via major transport links.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

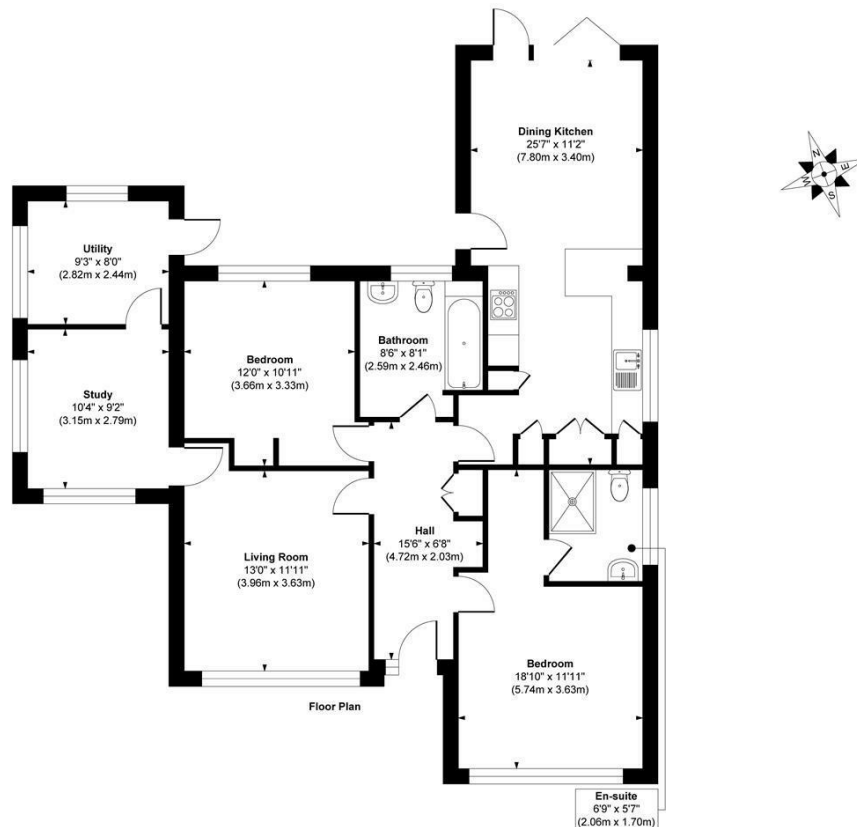
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 1170 sq. ft / 108.69 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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

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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