



3 Eel Mires Garth, Wetherby, LS22 7TQ



Key Features

- Detached family home with a south facing garden
- Set in a cul-de-sac
- Recently modernised throughout
- Open plan living room with bespoke media wall
- Dining area with doors to the garden
- Contemporary kitchen with lantern roof
- Ground floor guest W.C.
- Five bedrooms & modern bathroom
- Double width driveway
- Viewing highly recommended



Set within a cul-de-sac, this modern five bedroom detached home has been thoughtfully enhanced by the current owners to create open plan living space finished to a high specification, opening onto a south facing rear garden.





The property is accessed via an entrance porch leading into a welcoming hallway and understairs storage cupboard. From the hallway, a door opens into the spacious living area which is flooded with natural light and features a bespoke media wall with integrated storage. The living area flows seamlessly into the dining area, creating a perfect setting for both everyday family life and entertaining with double doors leading to the garden.

The recently fitted kitchen, with roof lantern and pantry cupboard, is equipped with a range of Neff appliances including an induction hob with downdraft extractor, oven, microwave oven and dishwasher. There is space for an American style fridge/freezer, washing machine and tumble dryer. A convenient guest W.C. completes the ground floor.

To the first floor are five bedrooms, comprising three doubles and two single rooms, together with a modern house bathroom with marble effect tiling.

Externally, the rear garden has been carefully landscaped and is ideal for entertaining, featuring a paved patio area, a generous lawn and space for play equipment. To the front of the property is a double width paved driveway, along with an electric vehicle charging point and access to the single garage.

The vendors have obtained planning permission to extend the living room to the front and convert the garage into a study, utility room and guest W.C. Details can be found on the planning portal with reference: 23/07549/FU

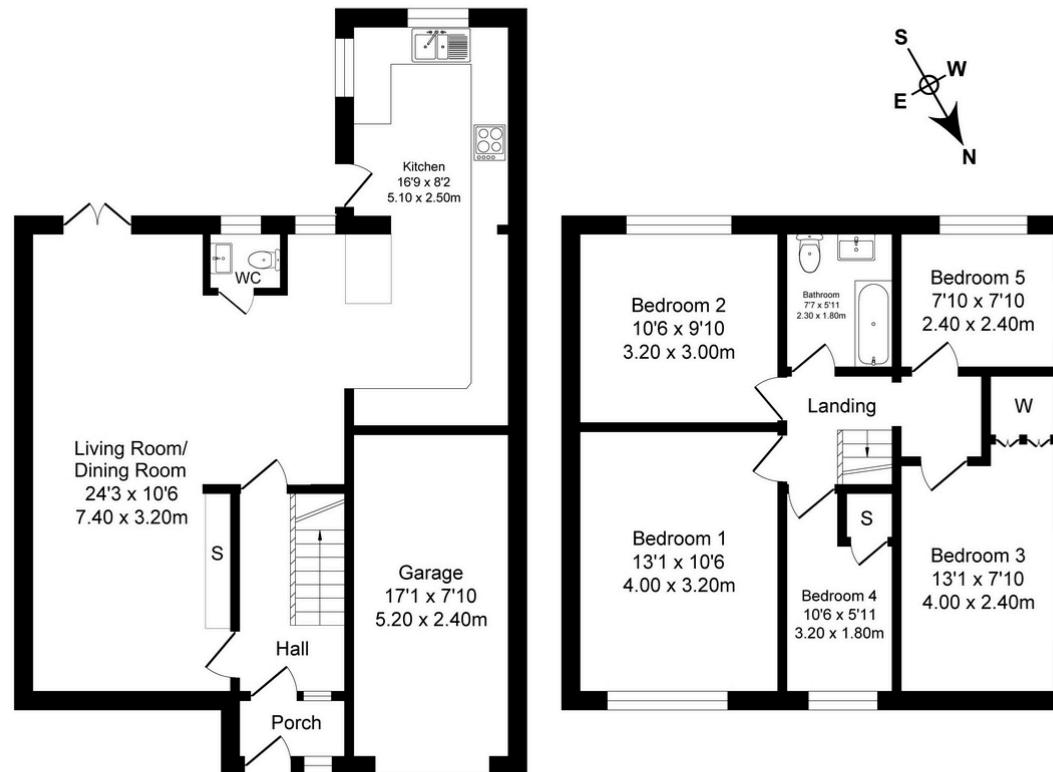
The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets within walking distance and there are beautiful walks along the river within relatively close proximity.

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



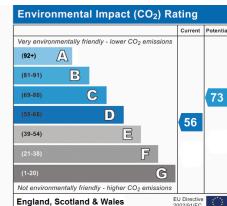
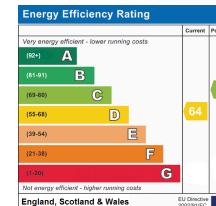
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Total Approx. Floor Area 1364 Sq.ft. (126.8 Sq.M.)
(Including Garage)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 752 Sq.Ft
(69.9 Sq.M.)

First Floor
Approx. Floor
Area 612 Sq.Ft
(56.9 Sq.M.)



Tenure Type: Freehold

Council Tax Band: E

Council Authority: Leeds City Council