



Raby Park, Wetherby, LS22 6SA

- STUNNING GROUND FLOOR APARTMENT
- CONTEMPORARY SHOWER ROOM
- BEAUTIFUL VIEWS ACROSS WETHERBY
- TWO DOUBLE BEDROOMS
- SINGLE GARAGE
- EPC RATING - F / COUNCIL TAX BAND - C

Asking Price £260,000



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DESCRIPTION

STUNNING TWO-BEDROOM APARTMENT WITH BEAUTIFUL VIEWS IN THE HEART OF WETHERBY - VIEWING HIGHLY RECOMMENDED

Hunters Wetherby are delighted to present this beautifully appointed and spacious property, offering contemporary living in a peaceful setting with stunning views across Wetherby. Combining generous proportions, high ceilings and a calming, modern feel, this exceptional home also benefits from a fantastic cellar with excellent potential, as well as a private garage.

Upon entering, a large and welcoming hallway provides access to the principal living spaces. The impressive open-plan living room is a particular highlight, featuring a striking fireplace, large bay windows and an abundance of natural light. The elevated position provides beautiful far-reaching views across Wetherby, creating a peaceful and relaxing space that is both spacious and stylish. High ceilings further enhance the sense of space and grandeur.

The contemporary kitchen is well equipped with an excellent range of storage, granite worktops and integrated appliances, including a Bosch induction hob, Hotpoint oven, dishwasher and fridge. The modern finish creates a practical yet stylish space for everyday living.

At the end of the hallway is the beautifully presented house bathroom, finished with attractive tiling and underfloor heating. The room comprises a walk-in shower, WC and wash basin, providing a modern and luxurious space.

The principal bedroom is generously proportioned and benefits from excellent built-in wardrobes, providing an impressive amount of storage. Decorative wall panelling and high ceilings add character and elegance to this relaxing room.

The second bedroom is also a well-sized room and is currently utilised as a home office, offering plenty of space and flexibility to suit a range of requirements.

A useful storage cupboard within the hallway houses the washing machine and provides access down to the cellar. The cellar is a fantastic additional space, offering excellent storage and considerable potential. This versatile space could be transformed into a home gym, cinema room, home office or additional living area.

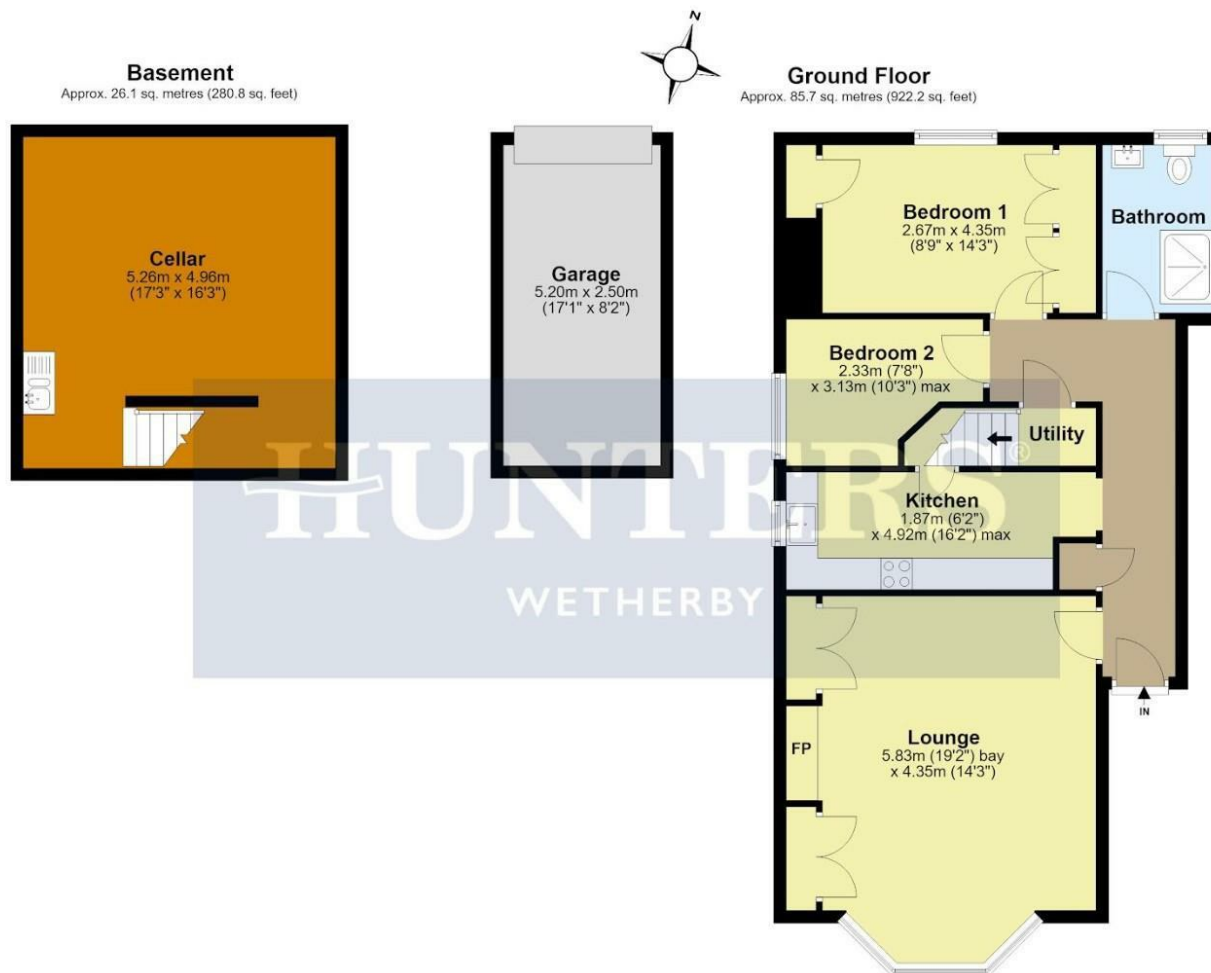
Externally, the property benefits from a private garage situated to the rear of the building, providing valuable additional parking and storage. The property also enjoys access to beautifully maintained and landscaped communal gardens, which are mainly laid to lawn and complemented by established flower beds, trees, shrubs and planted borders.

Overall, this is a superb and versatile home, combining contemporary interiors, generous accommodation and exceptional views, all within a peaceful and desirable setting in Wetherby.

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.







Total area: approx. 111.8 sq. metres (1203.0 sq. feet)

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

Viewings

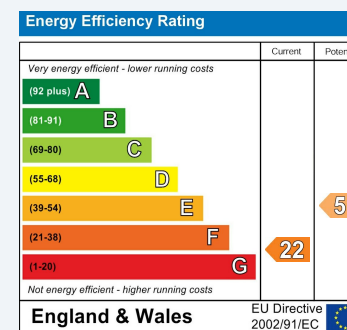
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.