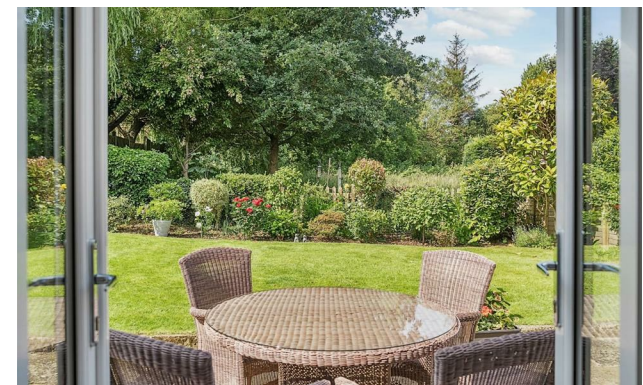




Garsdale Fold, Wetherby

- THREE/FOUR BEDROOM DETACHED HOUSE
- STUNNING OUTLOOK
- OPEN PLAN KITCHEN LIVING SPACE
- BEAUTIFULLY PRESENTED
- WELL MAINTAINED GARDEN
- EPC - D / COUNCIL TAX - E

Asking Price £525,000

Council Tax: E



Garsdale Fold, Wetherby

DESCRIPTION

Hunters Wetherby are proud to present this beautifully presented three/four bedroom detached house in the highly sought after village of Collingham, set within a charming cul-de-sac location.

On entering the property, the entrance hall houses the downstairs w/c featuring a low level w/c and wash hand basin, and leads into the spacious living room and the stairs leading to the first floor accommodation.

The living room features a gas fire set within a timeless stone mantle and hearth, and a beautiful bay window which allows for natural light to flood the space. An archway opens up the space further into the dining area.

The dining area features large patio doors opening out onto the rear patio overlooking the garden.

The kitchen in this property is perfect for family living with space for a further dining table or family living space. It is fitted with contemporary wall and base units and island, with sleek curves and leathered granite worktops, and benefits from integral Bosch appliances including fridge freezer, dishwasher, induction hob with extractor and double oven. Patio doors from the dining/living space, a separate rear door from the kitchen, and a sky light allow for even more natural light to fill the room. Access to the garage can also be found leading off from the kitchen.

To the first floor, the main bedroom benefits from fitted mirrored wardrobes and a dressing table.

The second bedroom is a good sized double and benefits from views over the rear garden and landscape beyond.

Bedroom three is a good sized single with views over the rear garden and landscape beyond. The additional room upstairs offers versatility to the modern family; currently used as a fourth single bedroom, this space has the scope to become an en suite or home office.

The spacious house bathroom features a four piece white suite including, bath, shower, low level w/c and hand wash basin with vanity unit.

Externally, the front of the property is partially laid to lawn with mature shrubs and plant. A generous block paved drive allows for off street parking for several cars, and a side gate provides access to the rear garden.

The rear of the property is laid to lawn, with a spacious patio area sitting adjacent to the width of the property providing plenty of space for lounging and entertaining in the summer months, overlooking the beautiful view beyond. Mature trees, shrubs and plants border the lawn to the rear.

The charming and popular village of Collingham boasts many local amenities catering for most daily needs including shops, doctors, restaurant and public houses. The market town of Wetherby which houses further amenities is a short drive away and easily accessible by car or public transport. Collingham is a commuters haven, with easy access to the A1 linking with the region's major motorway network.





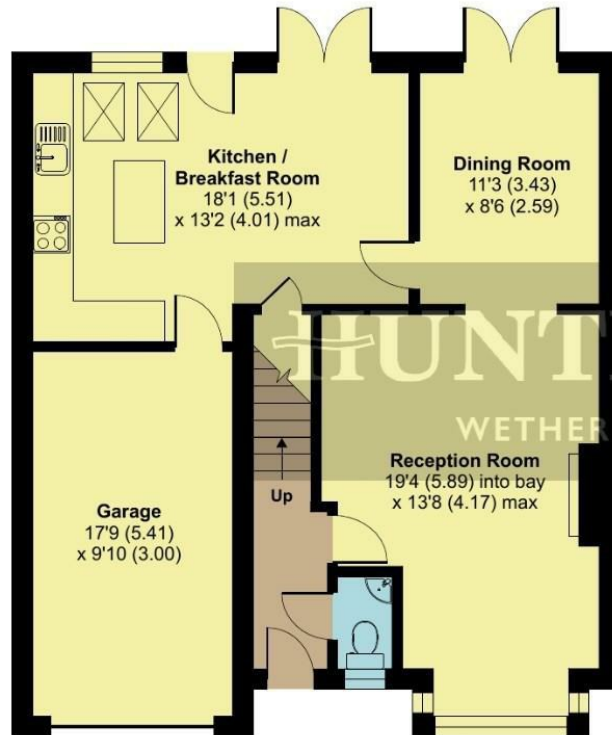
Garsdale Fold, Collingham, Wetherby, LS22

Approximate Area = 1149 sq ft / 106.7 sq m

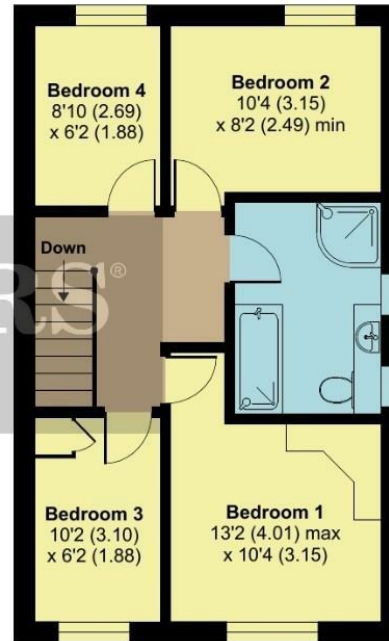
Garage = 175 sq ft / 16.2 sq m

Total = 1324 sq ft / 122.9 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 60.7 SQ M
(654 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 46 SQ M
(495 SQ FT)

GARAGE
APPROX FLOOR
AREA 16.2 SQ M
(175 SQ FT)

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com