



Wetherall Close, Drax, YO8 8PE

In Excess of **£300,000**





- Spacious Detached Four Bed Family House
- West Facing Rear Garden
- 105 Sq. M./ 1134 Sq. Ft.
- LPG Gas Central Heating. Mains Electricity
- Mains Water. Mains Drainage
- Broadband: FTTC. Mobile: 4G
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D' (58)
- Council Tax Band 'D'



Step into the welcoming entrance hall of this spacious four bedroom family home with a turning staircase leading to the first floor, a ground floor cloaks/w.c and doors leading off to the lounge and dining kitchen. The spacious living room with large window to the front elevation and French doors leading into the conservatory to the rear. The conservator adds further living space with doors leading out to the rear garden. The dining kitchen has a built in gas hob and electric oven with cooker hood over, space for appliances and fridge/freezer. An abundance of storage for the keenest of home cooks. The sink sits beneath the rear window enabling you to enjoy views across the garden while doing the chores. There are French doors with matching side panels providing access into the rear garden. Space for your dining furniture from which you can also enjoy the view.

Upstairs you will find the main bedroom suite which offers a newly updated en-suite shower room and dressing area. The second bedroom also features an en-suite shower room with would be perfect for guests or older children. There are a further two bedrooms which share the family bathroom.

The property also benefits from a good sized West facing rear garden. There is a large workshop/shed in the rear garden and a driveway leading to the integral garage.

Note

- Boiler serviced August 2024

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

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No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

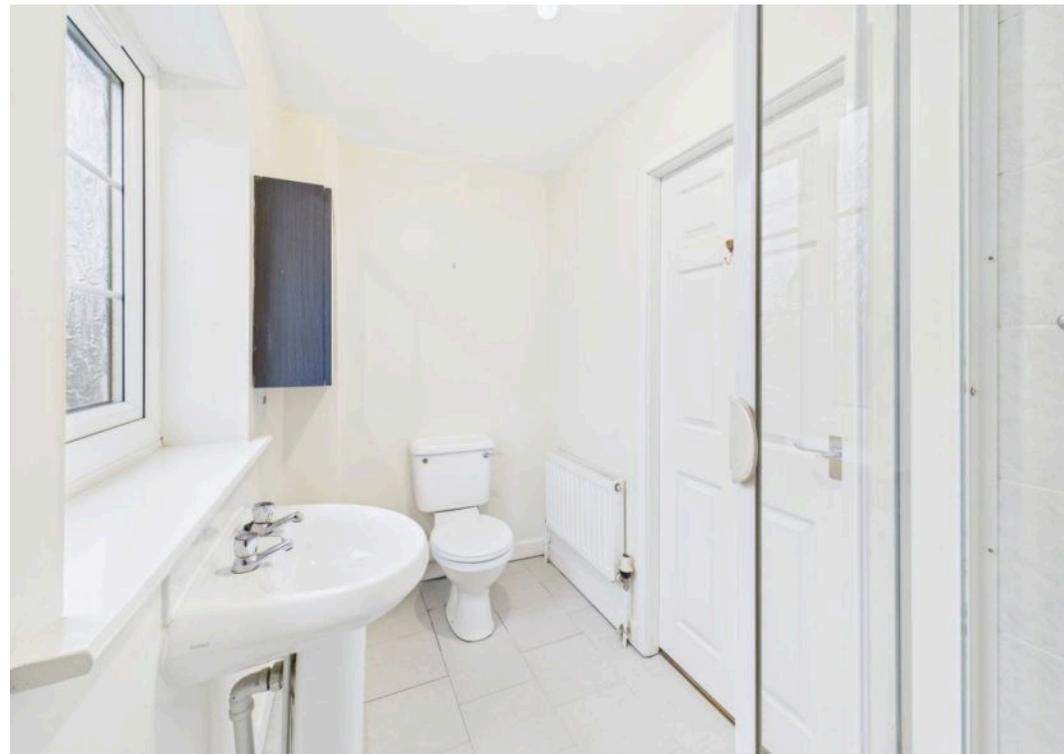
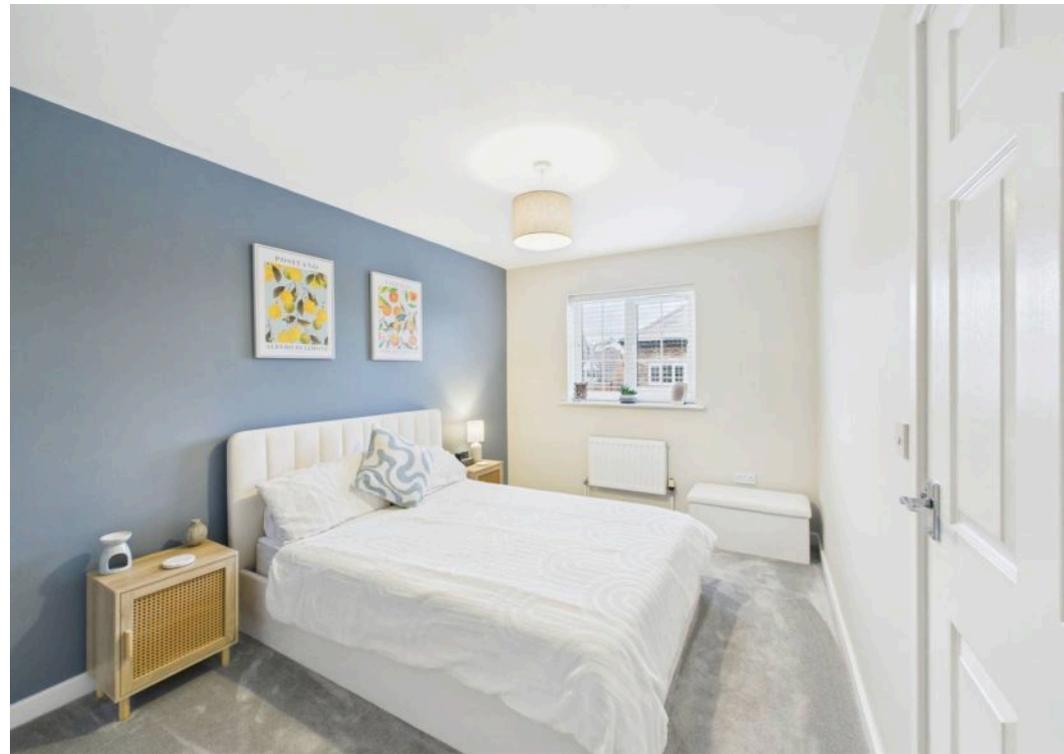
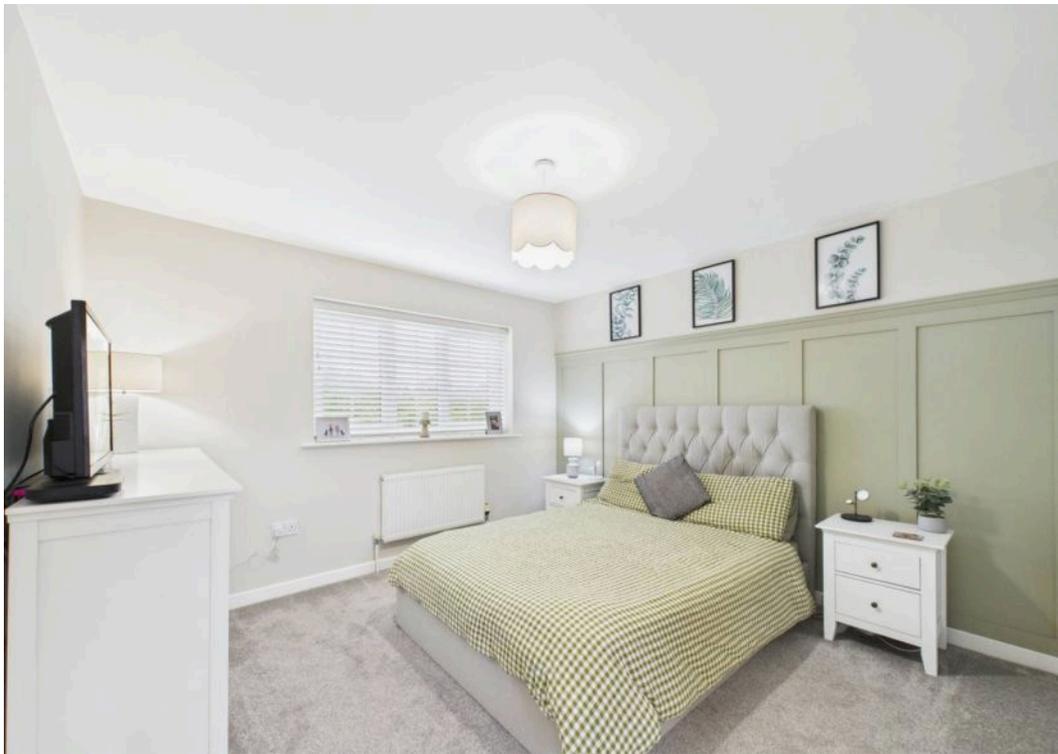
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

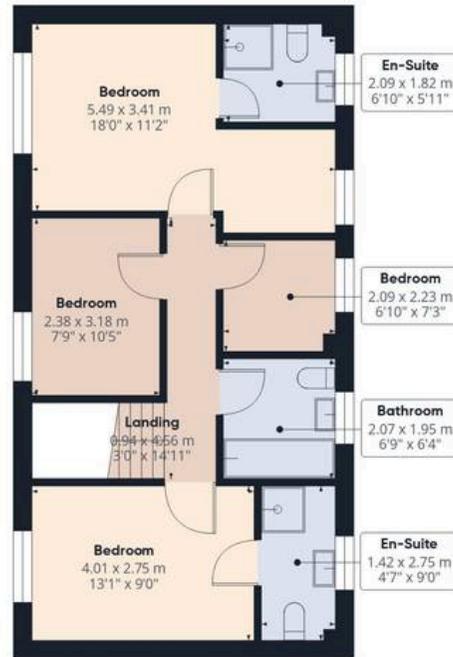
Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor



Floor 1

Approximate total area⁽¹⁾

105.3 m²

1134 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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