



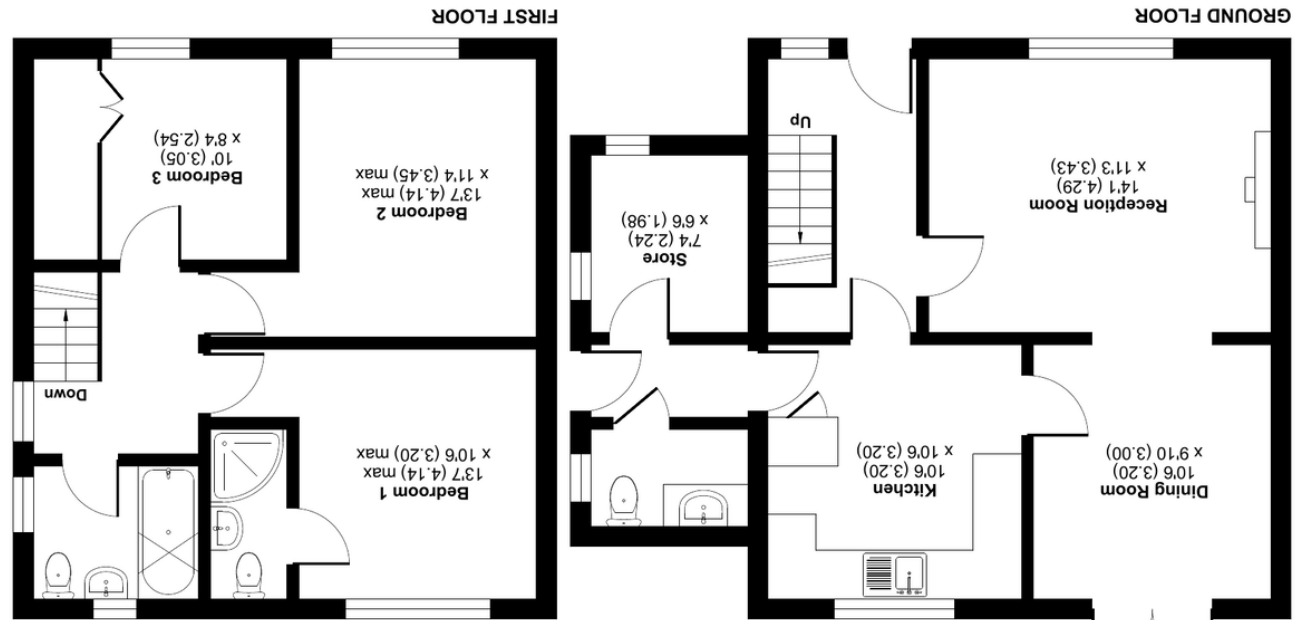
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RICS Certified Property Measurement  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rldkcom 2024.  
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Forsythia  
Thorp Arch Grange



Guide Price £325,000

## Forsythia, Thorp Arch Grange, Thorp Arch, Wetherby, LS23 7BA

**\*\*NEW PRICE\*\*** Nestled in a quiet and sought-after location within the popular village of Thorp Arch, this three-bedroom semi-detached family home occupies a generous corner plot and offers superb potential for modernisation and extension (subject to planning permission). Ideal for professionals or

### SITUATION & DESCRIPTION

With its generous plot, quiet setting, and fantastic scope to add value, this is a rare opportunity to create a dream family home in a desirable village location. The property also has a single garage. The property also benefits from resident parking, with the added appeal of a large front green ideal for recreation.

The village of Thorp Arch lies a short distance from the popular centre of Boston Spa, offering an attractive range of facilities and amenities, whilst also lying within comfortable commuting distance of all the major business centres of the region, including York, Leeds and Harrogate.

### GROUND FLOOR

#### ENTRANCE HALL

Radiator. Stairs to first floor. Understairs storage.

#### LOUNGE

14' 0" x 11' 4" (4.27m x 3.45m) with feature fireplace. Open plan with archway to Dining Area. Window to front aspect with views across a beautiful communal lawned area.

#### DINING AREA

10' 6" x 9' 10" (3.2m x 3m) Double glazed french doors to rear garden. Radiator. Door to kitchen. Archway to lounge.

### BREAKFAST KITCHEN

10' 6" x 10' 5" (3.2m x 3.18m) having a range of modern fitted units incorporating worktops with cupboards over and under, stainless steel single drainer sink, integrated oven, hob with extractor over, Radiator. Double glazed window to rear. Door to rear hall.

### CLOAKROOM/WC

with window to side aspect and having low level wc and wash basin. Space for washing machine

### OFFICE

7' 5" x 5' 10" (2.26m x 1.78m) Double glazed window to side. Radiator.

### FIRST FLOOR

#### LANDING

double glazed window to side aspect, loft access

#### BEDROOM ONE

10' 4" x 9' 8" (3.15m x 2.95m) with double glazed window to rear aspect



### EN-SUITE

being part tiled and having shower cubicle, pedestal washbasin and low level WC. Extractor

### DOUBLE BEDROOM TWO

10' 6" x 11' 4" (3.2m x 3.45m) with double glazed window to front

### BEDROOM THREE

10' 0" x 8' 4" (3.05m x 2.54m) Double glazed window to front.

### BATHROOM

having a white suite comprising panelled bath with shower attachment, vanity wash hand basin and low level WC

### OUTSIDE

Lawned enclosed rear garden with hedging and borders and shed Garden to front with open aspect. SINGLE GARAGE, Access to a beautiful lawned area with established trees and a quiet location.

