



Green Lane, Wetherby

- TWO BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION
- LARGE PADDOCK GARDEN
- STUNNING COUNTRYSIDE VIEWS
- OAK BEAMS
- EPC RATING - B / COUNCIL TAX - E

Asking Price £650,000



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DESCRIPTION

Hunters Wetherby are excited to present to the market this full of character two bedroom detached bungalow, located on the outskirts of the popular village of Boston Spa. Set on a generous plot, this property is certainly not one to be missed for those seeking a peaceful place to call home with remarkable scenic surroundings. Designed with convenience in mind, this property offers great storage and spacious living.

As you enter the property, the spacious open plan living area immediately sets the tone for the home, with oak beams this room is full of personality.

To the right of the entrance is the kitchen, perfectly designed with meal preparation in mind with maximised cupboard space and granite worksurfaces. Integrated appliances, including a fridge freezer, dishwasher, oven and an electric hob add to the sleek finish of this room. A spacious office can be accessed through the kitchen.

The focal point of the living space is the impressive multi-fuel burning stove, sat in a brick fireplace and wooden mantle, this creates the ideal space for cosy family living. An abundance of natural light is provided through a window to the rear and two double doors, one of which provides access to the front and one to the rear of the property.

A hallway to the left of the living area provides access to two bedrooms and house bathroom.

The master bedroom offers spacious living with ample room for bedroom furniture, and features a window to the rear which allows scenic views over the spectacular countryside that surrounds the property, and for natural light to fill the space. The master also boasts an en suite comprising of a low level wc, hand wash basin and bath with shower over, in addition to a heated towel rail. The second bedroom is also a well sized double.

The partially tiled house shower room is comprised of a low level wc, hand wash basin and walk in shower.

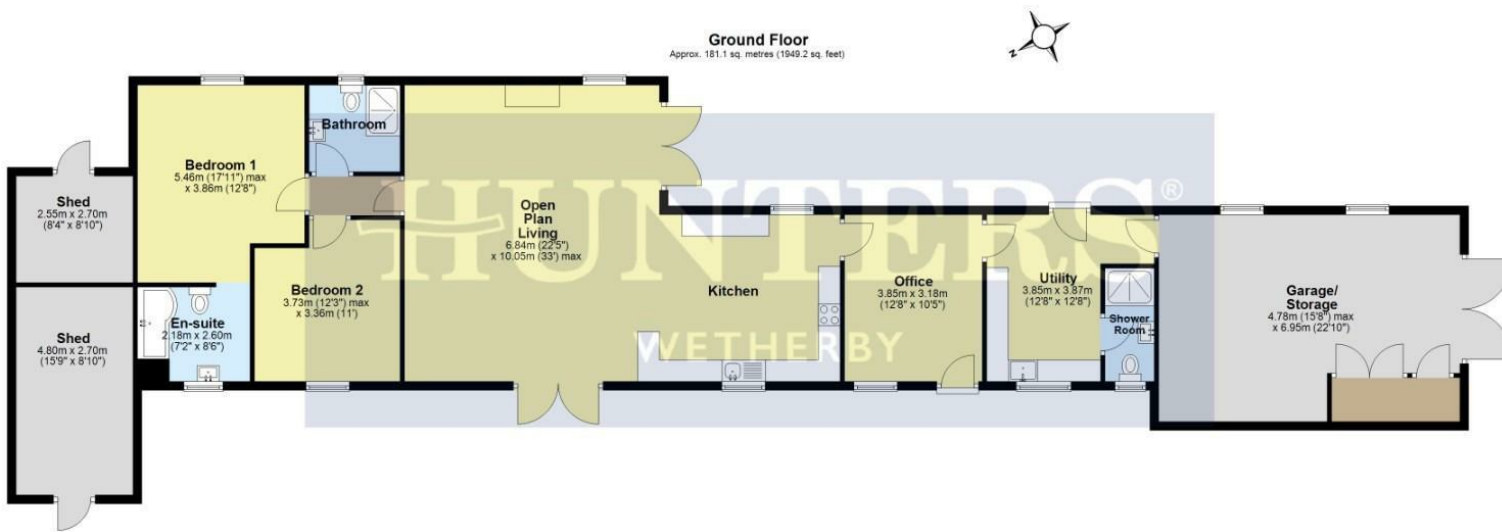
The utility space is the ideal room to accommodate busy family life and can be accessed through a door on the rear side of the property. The utility offers space for a washing machine and an additional fridge freezer. A second shower room is also available in this space, comprising of a low level wc, hand wash basin and shower.

The property also boasts a shed and double garage, ideally situated at either side of the property and provides brilliant additional storage opportunities.

Externally, the spacious rear garden is mainly laid to lawn with a path and patio area which provides the perfect space to sit and admire the tranquil countryside views. To the front of the property, a large paddock offers additional garden space, with a fence surrounding the perimeter which sits alongside a tree boundary. A shared access road provides access to a gravelled driveway which allows space for off road parking and leads to the front of the property.







Total area: approx. 181.1 sq. metres (1949.2 sq. feet)
All measurements are approximate and display purposes only.
Plan produced using PlanUp.

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 | | 81 | 89 |
| (69-80) C | | | |
| (55-68) D | | | |
| (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.

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