



Bloom Drive, Wetherby, LS22 6AR

- FOUR BEDROOM DETACHED HOUSE
- GARAGE WITH OFF STREET PARKING
- ELECTRIC CAR CHARGING UNIT
- BEAUTIFULLY DECORATED THROUGHOUT
- MODERN KITCHEN AND BATHROOM
- EPC RATING - B / COUNCIL TAX - F

Asking Price £600,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this four bedroom detached house which offers neutral internal decor and spacious living. Situated in the sought after market town of Wetherby, this property would be the ideal family home for those looking for quiet living with easy access to local amenities.

Upon entering the property, a welcoming hallway provides access to the principal rooms.

To the left of the hallway is the lounge, this spacious room provides an excellent space for relaxation with the addition of the electric fire and large window to the front aspect.

The kitchen/diner is the perfect space for busy family life, fitted wall and base units alongside integrated appliances such as the dishwasher, fridge/freezer, electric oven and gas hob provide a sleek finish to this space. Ample room is available for a dining room table, as well as additional furniture. Large 'French' doors open into the landscaped rear garden, allowing natural light to flow in.

An added convenience of this house is the separate utility room, which offers space for a washing machine as well as as additional wall and base units, ideal for storage.

The ground floor is completed by a downstairs wc and a study.

To the first floor, bedroom one offers built in wardrobes, while also boasting a modern ensuite, comprising of a low level wc, hand wash basin, shower cubicle with the addition of a heated towel rail.

Bedroom two and three are both well sized doubles, with bedroom four being a single and offering ample room for bedroom furniture.

Completing this beautifully presented home is the house bathroom, comprising of a low level wc, hand wash basin and bath with shower over.

Stepping outside, the rear garden is partially laid to lawn, with borders populated with bushes and shrubs. This outside space provides the perfect backdrop for relaxation and a space for entertaining. A patio area provides the ideal space for outdoor seating and dining. Access to the garage can also be gained through a side door, with a side gate also providing a means of entry to the front of the property.

The front of the property is partially laid to lawn with a pathway leading to the entrance, a mature hedge provides a boundary to the front aspect. A blocked paved driveway also offers off street parking, as well as access to the garage.

This much sought-after market town provides a wide choice of shops, recreational amenities and schools for all age groups. The area is rightly popular with those working in Leeds, Harrogate and York, with the nearby A1 providing excellent access to the region's motorway network.







Ground Floor
Approx. 82.7 sq. metres (889.7 sq. feet)

First Floor
Approx. 66.3 sq. metres (713.5 sq. feet)



Total area: approx. 148.9 sq. metres (1603.2 sq. feet)

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

Viewings

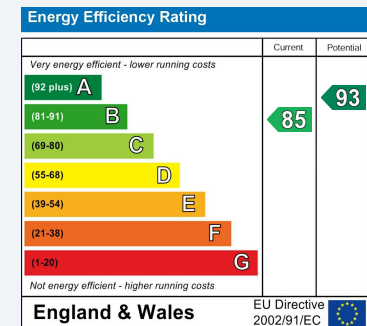
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

