








# South View, Wetherby, LS22 7QE

- THREE BEDROOM SEMI DETACHED HOME OFFERED WITH NO ONWARD CHAIN
- NEWLY REFURBISHED
- GARAGE AND OFF STREET PARKING
- WALKING DISTANCE TO WETHERBY TOWN CENTRE
- LARGE PLOT
- EPC C - COUNCIL TAX D

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## Offers In Excess Of £375,000

# South View, Wetherby, LS22 7QE

## DESCRIPTION

***** OFFERED WITH NO ONWARD CHAIN**** Situated in a highly convenient location within an established residential area on the outskirts of Wetherby, just off Deighton Road, this beautifully renovated three bedroom dormer style semi detached bungalow offers spacious and versatile accommodation finished to an exceptional standard. Offered to the market with no onward chain, this superb home is ideal for families, downsizers, or anyone seeking a property ready to move straight into.

The accommodation has been thoughtfully modernised throughout by the current owners, including a partial rewire, complete re plastering, new carpets, and tasteful contemporary décor.

The ground floor comprises a stylish fitted kitchen featuring an integrated oven and electric hob, generous cupboard space, and room for freestanding appliances. The spacious lounge is filled with natural light thanks to an attractive bay window overlooking the front garden, creating a bright and welcoming living space. A modern shower room serves the ground floor, together with a versatile fourth bedroom that could equally be utilised as a separate dining room, home office, or snug.

To the first floor are three well-proportioned double bedrooms and a contemporary family bathroom fitted with a panelled bath with shower over, wash basin, WC, and heated towel rail.

Occupying a generous plot, the property enjoys gardens to the front, side, and rear. The rear garden is mainly laid to lawn with low-maintenance areas, providing an excellent space for relaxing or entertaining. Externally, the property also benefits from a single garage and off-street parking.

The property enjoys an excellent location with Wetherby town centre within easy reach, offering a wide range of independent shops, cafés, restaurants, supermarkets, and everyday amenities, together with highly regarded schools catering for all age groups. Excellent transport links are available via the A1(M) and M1 motorways, providing straightforward access both north and south, while the surrounding countryside offers an abundance of scenic walks and regular local bus services.

Early viewing is highly recommended to fully appreciate the quality, generous accommodation, and exceptional finish this outstanding family home has to offer.







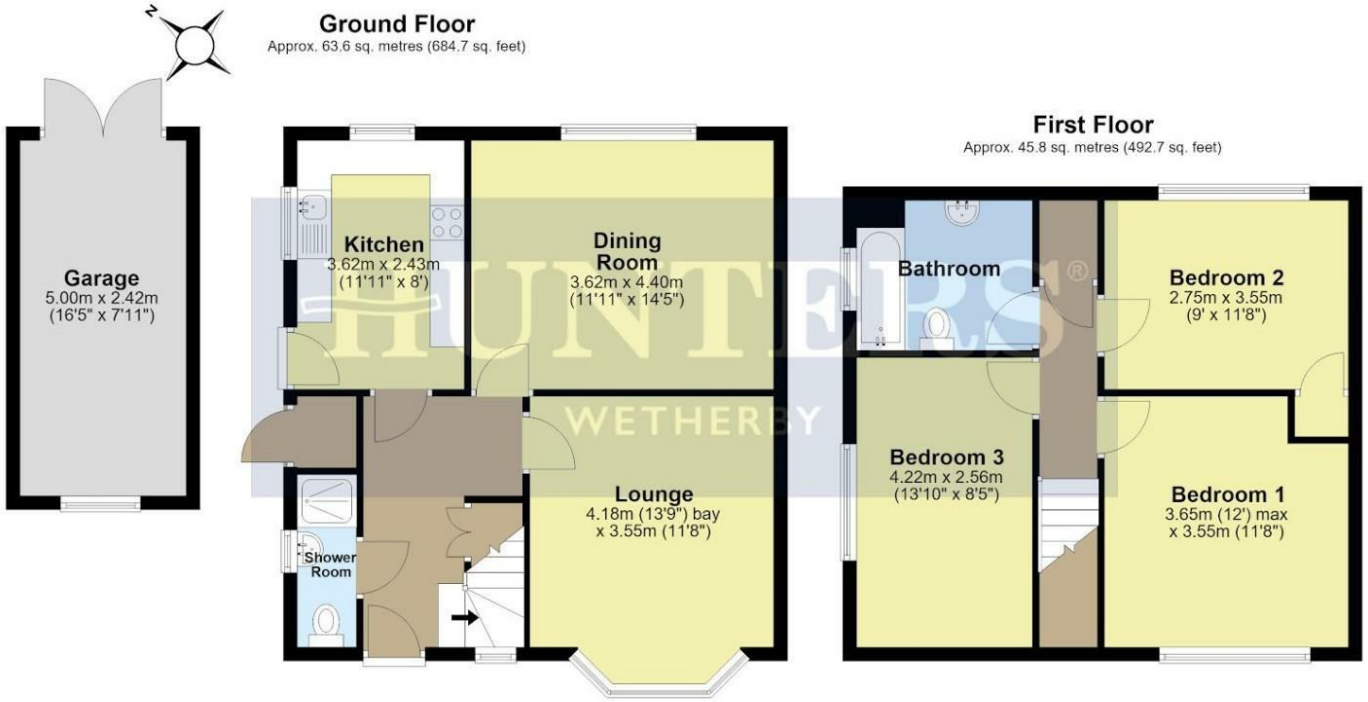



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Total area: approx. 109.4 sq. metres (1177.4 sq. feet)

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

**Viewings**

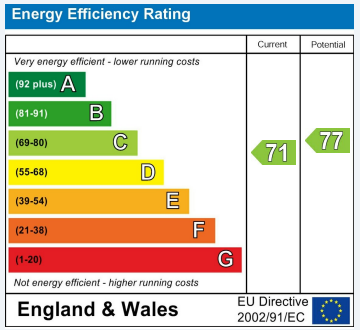
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**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.

The Property Ombudsman

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