







Derwent Rise, Wetherby, LS22 7UN

- FOUR BEDROOMS
- TWO MODERN BATHROOMS
- FINISHED TO A HIGH STANDARD
- OPEN PLAN KITCHEN/DINER
- OFF STREET PARKING
- EPC RATING C / COUNCIL TAX D

HUNTERS®
HERE TO GET *you* THERE

Asking Price £450,000

Derwent Rise, Wetherby, LS22 7UN

DESCRIPTION

Situated in the popular market town of Wetherby this detached property offers a convenient location coupled with a high standard finish throughout and four spacious bedrooms. This house is move in ready and is ideal for families needing additional space.

This brilliant home is comprised of a welcoming entrance hallway, office, downstairs wc and utility area with a spacious open plan kitchen and living area, which is comprised of a range of fitted wall and base units with integrated dishwasher and fridge freezer. The lounge is also a great addition provides a cosy atmosphere with the addition of the fireplace.

The first floor offers four bedrooms, with the principle bedroom providing ample room for bedroom furniture and offers a large window to the front which allows the room to be flooded with natural light.

This property boasts two house bathrooms, perfect for busy families. The first bathroom boasts modern touches with a panelled bath, low level wc and a hand wash basin. The second bathroom offers a shower cubicle, with the addition of a hand wash basin and low level wc.

To the rear, the garden is mainly laid to lawn with a paved patio and fence boundaries.
The front of the property provides space for off street parking, with access to the rear garden through a side gate.

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.







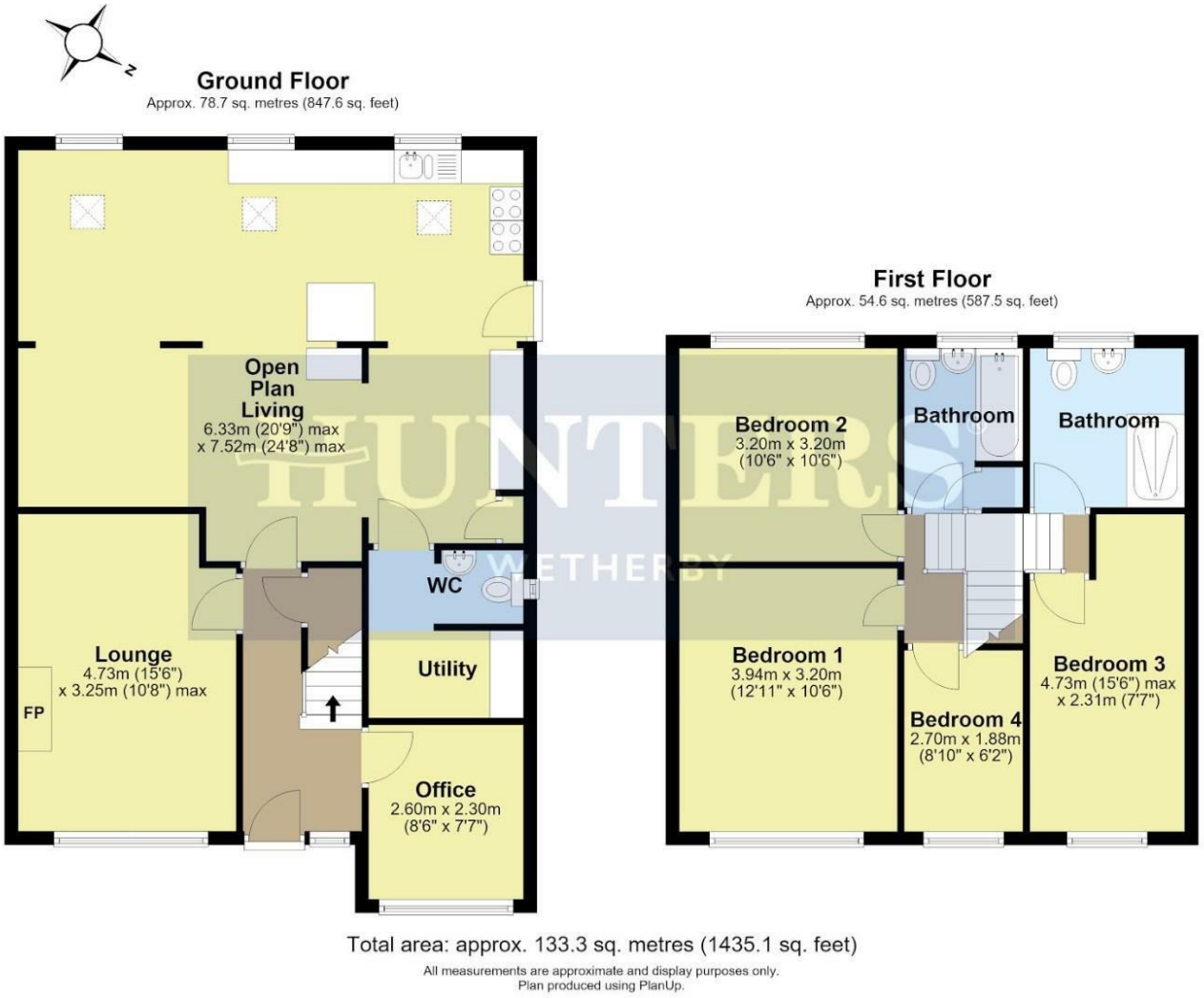












Total area: approx. 133.3 sq. metres (1435.1 sq. feet)

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

Viewings

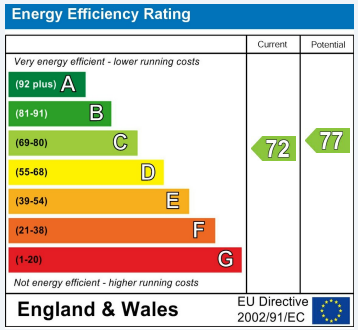
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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

5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE