



## Ashburn Drive, , Wetherby, LS22 5RD

- THREE BEDROOM DETACHED HOUSE
- GARAGE WITH OFF STREET PARKING
- ENCLOSED REAR GARDEN
- SOUGHT AFTER MARKET TOWN LOCATION
- EV CHARGING POINT
- EPC RATING - C / COUNCIL TAX - D

**Offers Over £350,000**



# Ashburn Drive, , Wetherby, LS22 5RD

## DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom detached house in the popular market town of Wetherby.

This property is not one to miss, perfect for first time buyers or families. Ideally located off Spofforth Hill, this home offers a wonderful layout starting with the hallway which provides access to the kitchen and lounge.

The kitchen features a range of wall and base units, with a large window overlooking the rear of the property. Integrated appliances such as the gas hob and electric oven are a great feature with space available for a fridge freezer, washing machine and dishwasher.

Adjacent to the kitchen is the lounge, this spacious room is the ideal space for family living with the addition of a fireplace as well as the added convenience of built in style cupboards.

Leading on from the lounge is the sun room/conservatory, this bright and airy space, which is currently being used as a dining room, is a great asset to the property and offers access, through patio doors, to the rear garden.

The first floor consists of three bedrooms and a house bathroom.

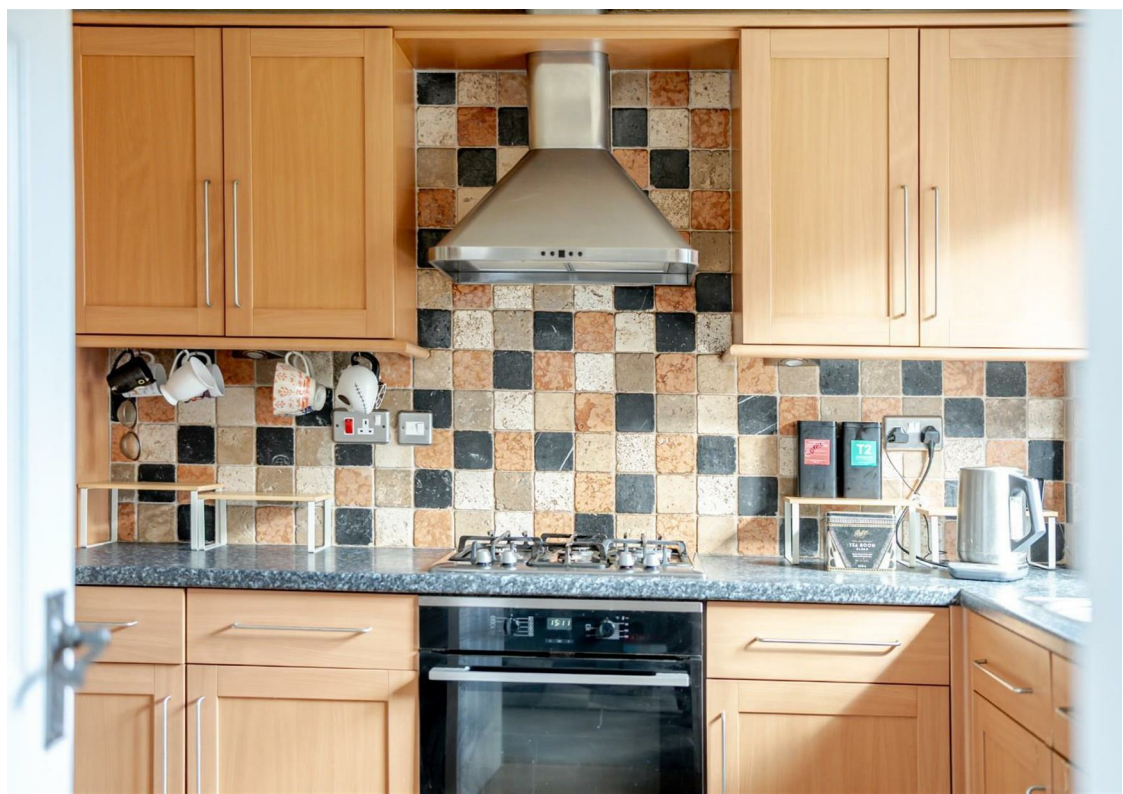
Bedroom one and two are both double bedrooms with ample space for bedroom furniture. Bedroom three, which is currently being used as an office, has the potential to be used as a single bedroom and offers the added convenience of built in storage.

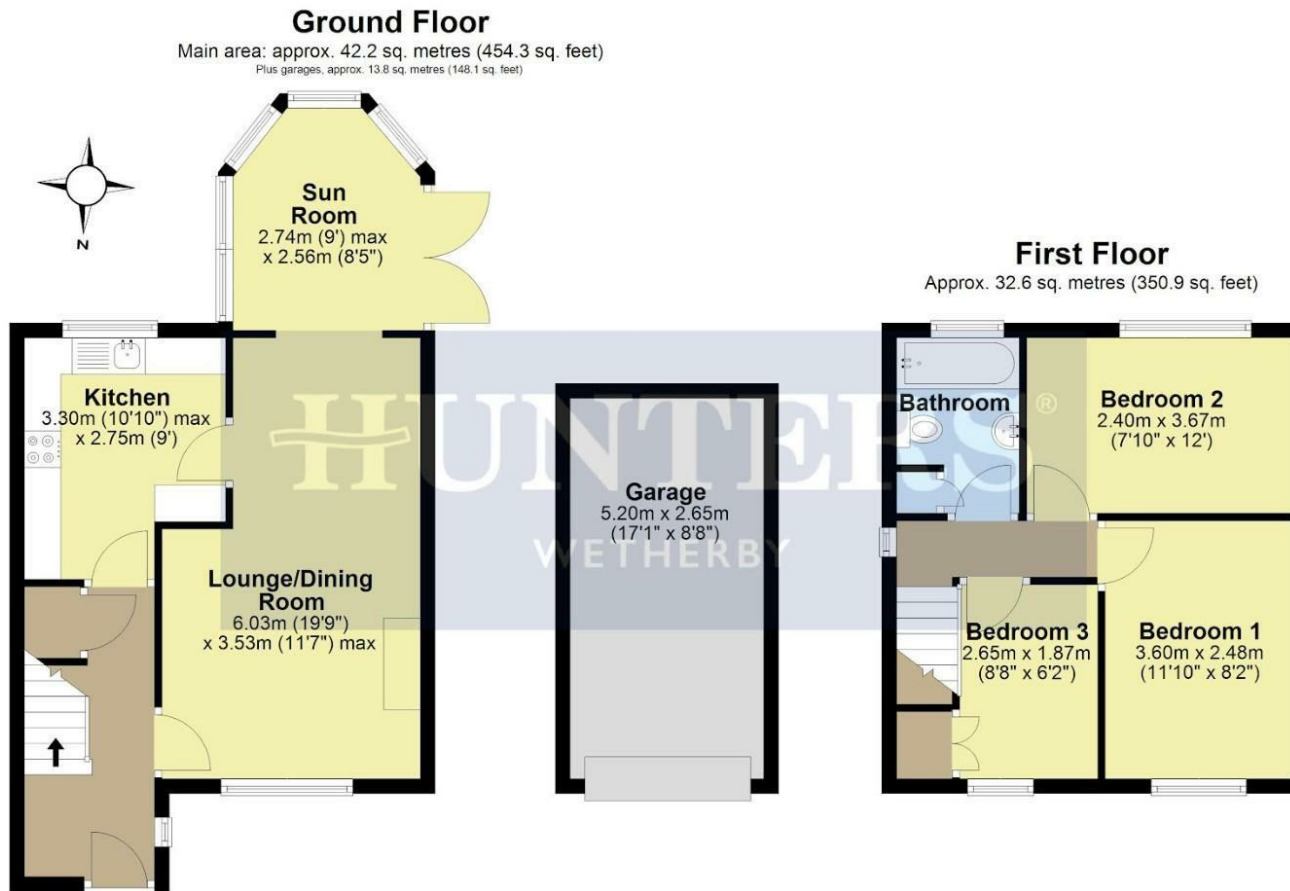
The partially tiled house bathroom is comprised of a low level wc, hand wash basin as well as a bath with shower over.

Externally, the garden is mainly laid to lawn with a paved pathway which surrounds the conservatory leading to a patio area. Bushes and shrubs populate the garden's borders and sit alongside fences which provide a boundary to neighbouring properties. The front of the property offers a gravelled driveway with mature shrubs and bushes, as well as a detached garage and electric vehicle charging point.

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.







Main area: Approx. 74.8 sq. metres (805.2 sq. feet)  
Plus garages, approx. 13.8 sq. metres (148.1 sq. feet)

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

### Viewings

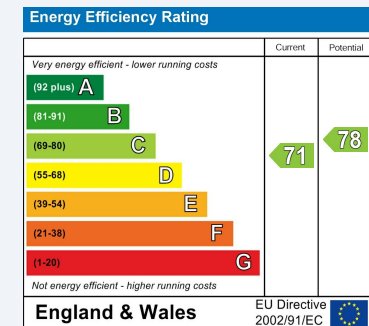
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

