



Main Street, Walton, Wetherby, LS23 7DJ

- STUNNING REAR GARDENS WITH WATER FEATURE
- THREE BEDROOM DETACHED HOUSE
- MODERN FINISH THROUGHOUT
- GARAGE
- EPC RATING - D / COUNCIL TAX - E

Asking Price £575,000



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DESCRIPTION

Occupying a desirable position within the sought after village of Walton, this beautifully presented three-bedroom detached residence offers a wonderful blend of contemporary living, generous accommodation and a truly impressive rear garden, creating a home that is sure to appeal to a wide range of buyers.

Upon entering through the hallway, you are welcomed into a spacious dining room, an ideal setting for both everyday family life and entertaining guests. This elegant reception space flows effortlessly into the bright and inviting lounge, where a large window allows natural light to flood the room, creating a warm and relaxing atmosphere.

To the rear of the property, the stylish kitchen diner has been thoughtfully designed to combine practicality with modern living. Fitted with a range of contemporary wall and base units, an integrated oven and hob, and space for a fridge freezer, it offers an excellent space for cooking and dining.

A separate utility room provides plumbing for a washing machine, while the adjoining pantry offers valuable additional storage, helping to keep the kitchen organised and clutter-free. The ground floor benefits from a shower room and w/c perfect for busy families.

Completing the ground floor is a delightful snug, where a charming feature fireplace creates a cosy retreat, perfect for quiet evenings or enjoying time with family throughout the seasons.

The first floor comprises three well-appointed bedrooms. The principal and second bedrooms are both generous doubles, offering ample space for a full range of bedroom furnishings, while the third bedroom provides flexibility for use as a child's bedroom, guest room or home office.

The contemporary family bathroom has been finished to an excellent standard and features a bath with shower attachment, a low-level WC, a stylish vanity unit incorporating a hand wash basin, and useful built-in storage cupboards.

Externally, the property continues to impress with its beautifully landscaped rear garden. Predominantly laid to lawn and enhanced by an attractive variety of mature trees, shrubs and established planting, the garden provides a peaceful and private setting. A charming water feature creates an attractive focal point, while a winding pathway leads to a secluded seating area, offering the perfect place to relax and enjoy the tranquillity of the surroundings.

Combining spacious accommodation, versatile living spaces and exceptional outdoor areas, this outstanding home presents a rare opportunity to acquire a property of genuine quality in one of Walton's most sought-after locations.







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		
(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.

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com