



Rochester Row, Thorp Arch, Wetherby, LS23 7GL

- 3 BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN DINER
- WELL PROPORTIONED BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- OFF STREET PARKING
- EPC RATING B / COUNCIL TAX BAND D

Asking Price £385,000



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DESCRIPTION

Nestled in the desirable area of Thorp Arch, Hunters Wetherby is delighted to present this charming three-bedroom detached house. This property offers a perfect blend of comfort and style, making it an ideal family home.

As you enter, you are welcomed by a spacious and inviting hallway with storage cupboard and downstairs w/c. The hallway leads to the ground floor accommodation which consists of dining kitchen and lounge.

The lounge features dual aspect windows which allow the room to be bathed in natural light, creating a warm and welcoming atmosphere.

The heart of the home is undoubtedly the dining kitchen, designed to be a welcoming space for friends and family gatherings. The patio doors seamlessly connect the indoor area with the outdoor space, creating a wonderful atmosphere for entertaining during the upcoming summer months.

The kitchen is fitted with a range of modern high gloss wall and base units and integral appliances including a oven and grill, hob, and fridge freezer. Additionally, there is plumbing available for a washing machine,

To the first floor of the property are three well proportioned bedrooms and house bathroom.

The master bedroom is particularly impressive, featuring built-in wardrobes that offer ample storage space, along with an en-suite. The en-suite is equipped with walk-in shower cubicle, low-level W.C., and wash hand basin.

The further two bedrooms are generously sized, providing ample room for relaxation or study. The house bathroom consists of shower over the bath, low-level W.C , and wash hand basin

Externally, the property features off-street parking. The garden is predominantly laid to lawn, providing a serene outdoor space for children to play or for hosting summer gatherings. The patio area is perfect for al fresco dining or simply enjoying a cup of tea in the sunshine. Additionally, the summer house presents a versatile opportunity to be used as you wish.





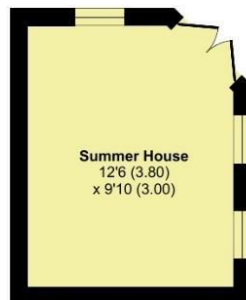
Rochester Row, Thorp Arch, Wetherby, LS23

Approximate Area = 1012 sq ft / 94 sq m

Outbuilding = 118 sq ft / 10.9 sq m

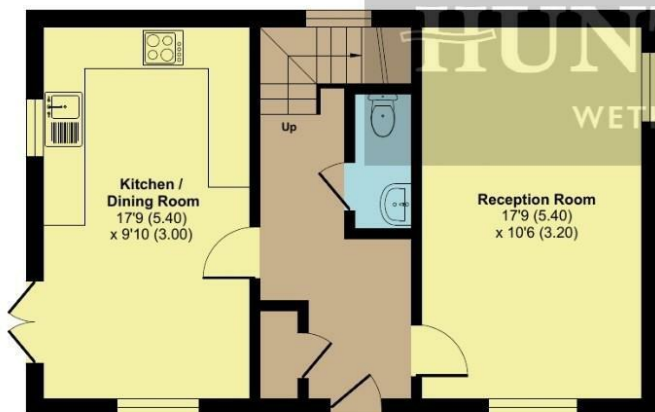
Total = 1130 sq ft / 104.9 sq m

For identification only - Not to scale

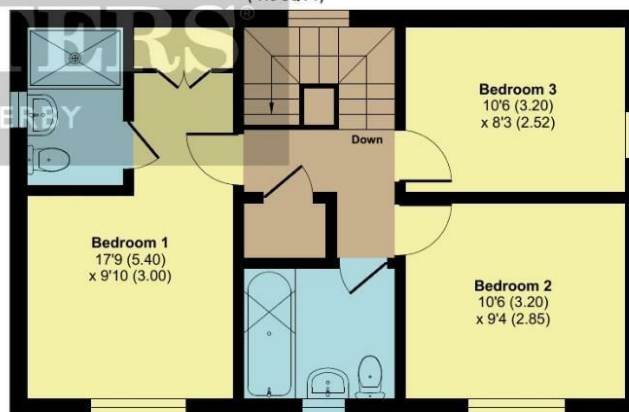


Summer House
12'6 (3.80)
x 9'10 (3.00)

OUTBUILDING
APPROX
AREA 10.9 SQ M
(118 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 47 SQ M
(506 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 47 SQ M
(506 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1261130

Viewings

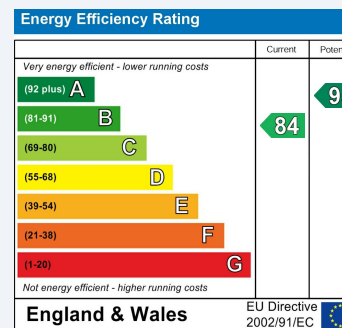
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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