



## Rudgate Park, Thorp Arch, Wetherby, LS23 7EJ

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR LOCATION OF THORP ARCH
- NO ONWARD CHAIN
- LOVELY REAR GARDEN
- WELL PROPORTIONED ROOMS
- EPC RATING C / COUNCIL TAX BAND B

**Asking Price £265,000**





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## DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom semi detached house in the sought after location of Thorp Arch!

As you step inside, you are welcomed by a spacious hallway that sets the tone for the rest of the home. The hallway features a convenient downstairs w/c. Additionally, there is an under stairs storage cupboard.

The bright and airy lounge features dual aspect windows. This thoughtful design allows natural light to fill the room. The lounge is not only a wonderful space for relaxation but also boasts an electric fire, which serves as a charming focal point, perfect for cosy evenings in.

The kitchen is fitted with a range of wall and base units, complete with an integral oven and hob. Just off the kitchen, you will find the snug area that presents a wonderful opportunity to create a dining room, perfect for family gatherings or dinners with friends.

To the first floor are three generously sized bedrooms, each equipped with built-in storage, this home is ideal for families or those seeking extra space.

Completing the first floor is the house bathroom which features a modern walk-in shower, low-level W.C., wash hand basin and heated towel rail.

Externally, to the front of the property is a driveway providing off street parking. To the rear of the property is a lovely garden which has been beautifully maintained with flower borders and is mainly laid to lawn but features also a patio area perfect for enjoying the upcoming summer months.

Thorp Arch enjoys a thriving community spirit with renowned school, picturesque church and popular inn. Boston Spa is only a short distance away and provides excellent amenities for all daily needs and schools for all age groups. The area is exceptionally well served by an outstanding road network and is less than two miles from the A1/M motorway giving speedy access to the region's motorway network and Leeds city centre.







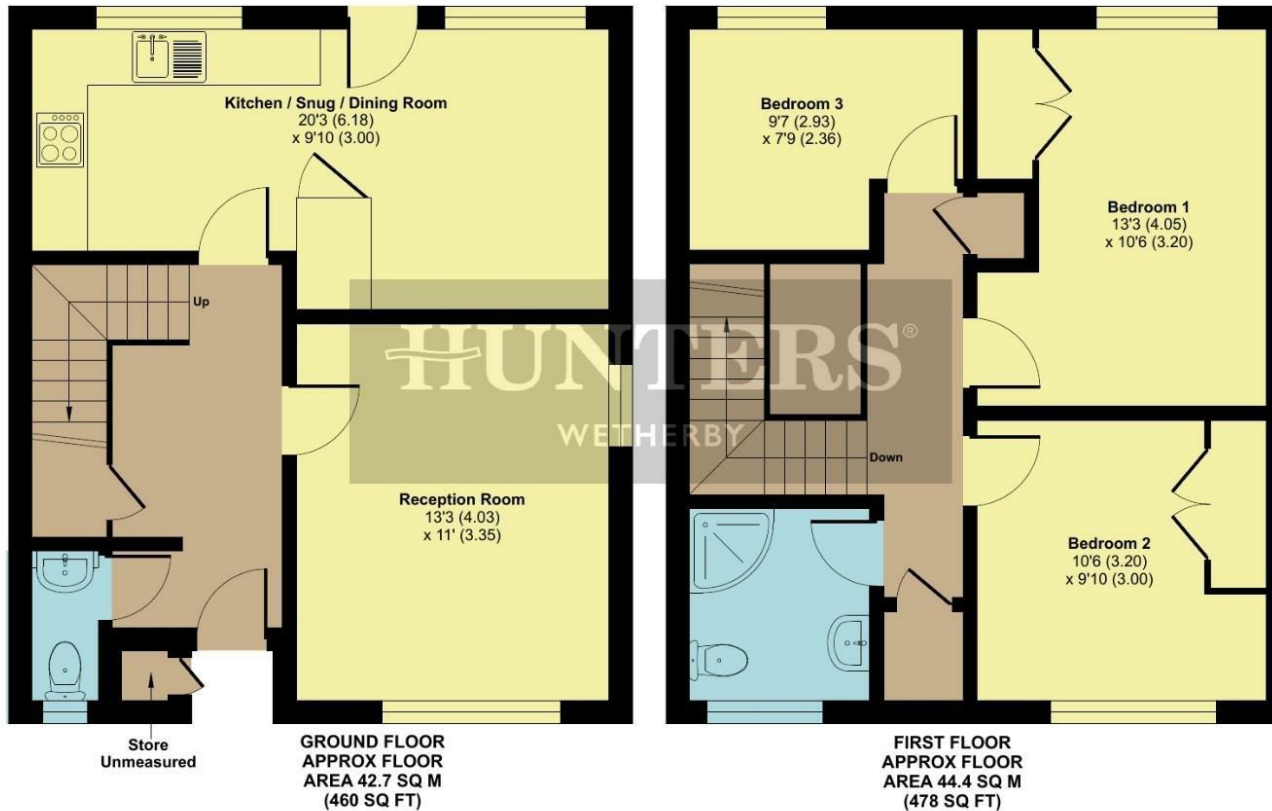




## Rudgate Park, Thorp Arch, Wetherby, LS23

Approximate Area = 938 sq ft / 87.1 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1293142

### 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.

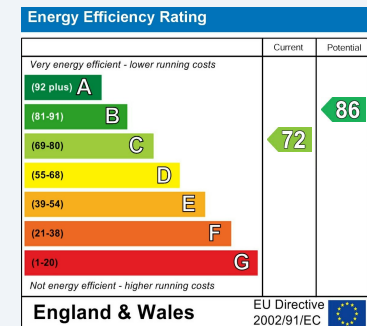


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## ENERGY PERFORMANCE CERTIFICATE

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.

