



Deerstone Ridge, Wetherby

- TWO BEDROOM DETACHED BUNGALOW
- GARAGE WITH OFF STREET PARKING
- IDEAL BLANK CANVAS

Asking Price £375,000

- SOUGHT AFTER MARKET TOWN LOCATION
- CLOSE TO LOCAL AMENITIES
- EPC RATING - C / COUNCIL TAX - D



Tenure: Freehold

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DESCRIPTION

A well presented two-bedroom detached bungalow which is set within an enviable position just a short walk of Wetherby market town.

Occupying an fantastic position this modest residence provides a fine example of single level living. The bungalow stands in a good sized plot.

On entering the property, you are given a warm welcome into the lounge from the hallway, the space is bright and airy with ample natural light flooding in from the large window. The fireplace provides a cozy focal point to the room, perfect for evening relaxation.

Adjacent to the lounge is the kitchen, this is the ideal space for meal preparation, with a range of wall and base units providing ample cupboard storage. A stainless steel sink unit sits beneath a large window which overlooks the side of the property. Integrated appliances are a great feature of this room and include an electric oven and hob, with space available for a fridge freezer and washing machine. Cool tones coupled with the large window and glass door, which provides access to the side of the property, provide a calming atmosphere as well as bright and airy living.

An archway from the kitchen leads to the dining room. This space is ideal for family dining or entertaining guests and enjoying meal with family.

The lounge also provides access to both bedrooms and a house shower room through a hallway.

Both bedrooms benefit from windows overlooking the rear of the garden. Bedroom one also boasts great storage space with the use of fitted wardrobes. Laminate flooring is an added feature of bedroom two, as well as 'French' doors which look out on and provides access to the rear garden.

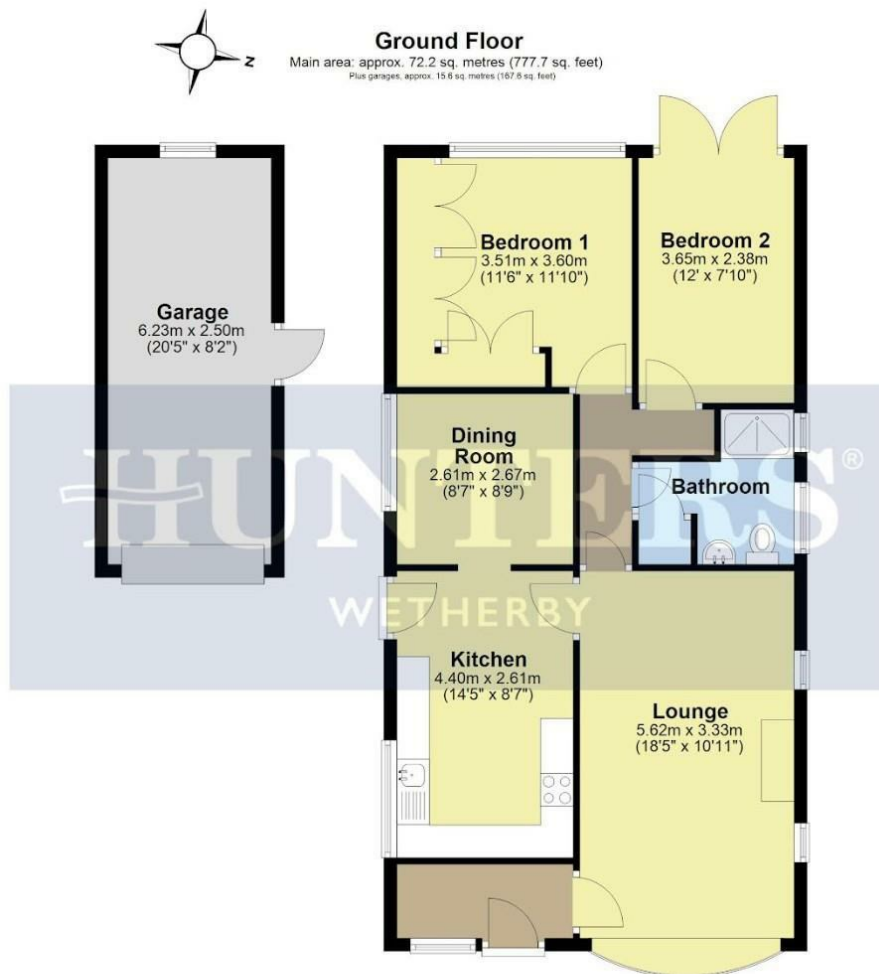
The house shower room, which is fully tiled, is comprised of a walk in shower cubicle, low level wc and hand wash basin. The airing cupboard also provides some additional storage space.

Outside, the rear garden of this wonderful home is well-enclosed and provides security along the boundary with a good degree of privacy. The garden is mainly laid to lawn with mature bushes and shrubs populating the borders. A patio area sits beside steps which lead to the patio doors of bedroom two. Access to the front of the property can be gained through the side gate. A private driveway to the side provides parking for multiple vehicles in turn leads to a detached garage.

The front of the property is partially laid to lawn with mature shrubs and bushes at the front of the garden and a paved driveway.

This much sought-after area is within easy level walking distance of this popular market town, providing 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. 72.2 sq. metres (777.7 sq. feet)

Plus garages, approx. 15.6 sq. metres (167.6 sq. feet)

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

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

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Council Tax: D

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	95	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	69	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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

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