



## Woodland Drive, Thorp Arch, Wetherby, LS23 7BL

- FOUR BEDROOM TOWNHOUSE
- STUDY
- SPACIOUS KITCHEN DINER
- 2 EN SUITES
- GARAGE
- EPC - C / COUNCIL TAX - E

**Asking Price £385,000**



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## DESCRIPTION

Hunters Wetherby are excited to present to the market this four bedroom townhouse in the sought after location of Thorp Arch. A viewing is highly recommended to appreciate all that this property has to offer.

The ground floor is comprised of downstairs wc with wash hand basin and low level wc, study and kitchen diner. The kitchen is fitted with a range of shaker style wall and base units benefitting from integral appliances including gas hob with extractor over, electric oven, dishwasher and fridge freezer. Just next to the kitchen is the utility room featuring a stainless steel sink and plumbing for a washing machine - a perfect addition for a busy family.

To the first floor, the spacious lounge is flooded with natural light and features beautiful double patio doors and Juliette balcony. An electric fireplace set within a neutral frame works as the main focal point to the room, creating a warm and relaxing place to unwind.

The principal bedroom is well sized with ample space for bedroom furniture. The en suite is comprised of a three piece white suite including shower cubicle, wash hand basin and low level wc.

To the second floor, are two further double bedrooms with one also benefitting from an en suite shower room, and a fourth bedroom - a well sized single. All bedrooms are filled with natural light by the velux windows, allowing for a light and airy feel.

Externally, the rear garden is mainly laid to lawn with a paved patio seating area, ideal for relaxing in the sunshine in those warmer summer months. Beyond the lawn, is a further decked area great for catching those extra hours of sunshine or entertaining.

To the front of the property, a mature tree and shrubs border the paved pathway leading to the front entrance. A tarmac driveway allows for off street parking and leads you to the integral garage.

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.





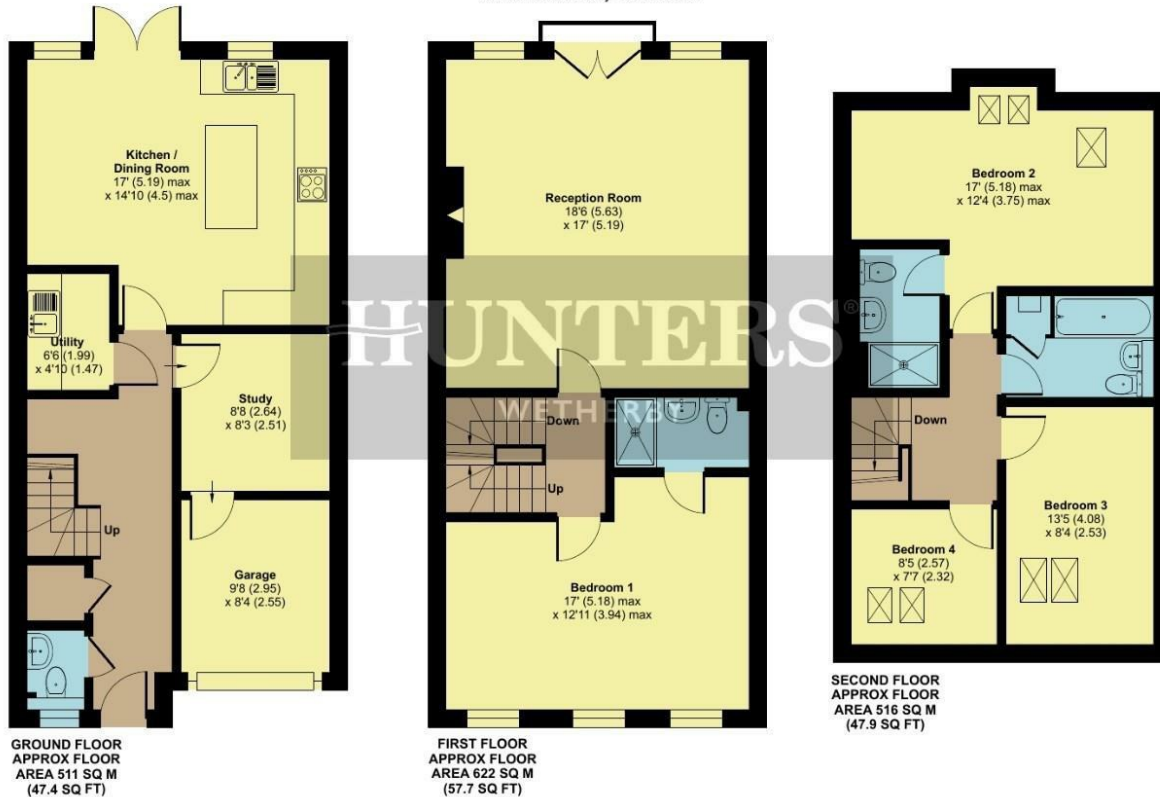
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Approximate Area = 1649 sq ft / 153.1 sq m

Garage = 81 sq ft / 7.5 sq m

Total = 1730 sq ft / 160.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1418860

## Viewings

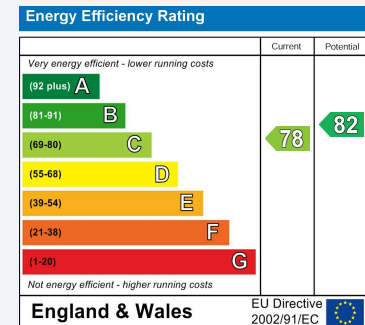
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



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