



Rudgate Park, Thorp Arch, Wetherby, LS23 7EJ

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR LOCATION OF THORP ARCH
- EPC RATING C / COUNCIL TAX BAND B
- LOVELY REAR GARDEN
- WELL PROPORTIONED ROOMS

£1,300 Per Month



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DESCRIPTION

Hunters Wetherby are delighted to present this attractive three-bedroom semi-detached home, situated in the highly sought-after village of Thorp Arch.

Upon entering, you are welcomed by a spacious entrance hallway, setting the tone for the well-presented accommodation throughout. The hallway benefits from a useful understairs storage cupboard and a convenient ground floor W.C.

The bright and spacious lounge enjoys dual-aspect windows, allowing an abundance of natural light to flood the room. An attractive electric fireplace creates a charming focal point, making this the perfect space to relax and unwind.

The kitchen is fitted with a range of wall and base units and features an integrated oven and hob. Adjoining the kitchen is a versatile snug area, offering excellent potential as a dining room, ideal for family meals and entertaining guests.

To the first floor are three generously proportioned bedrooms, all benefiting from built-in storage, providing ample space for families, home working, or visiting guests.

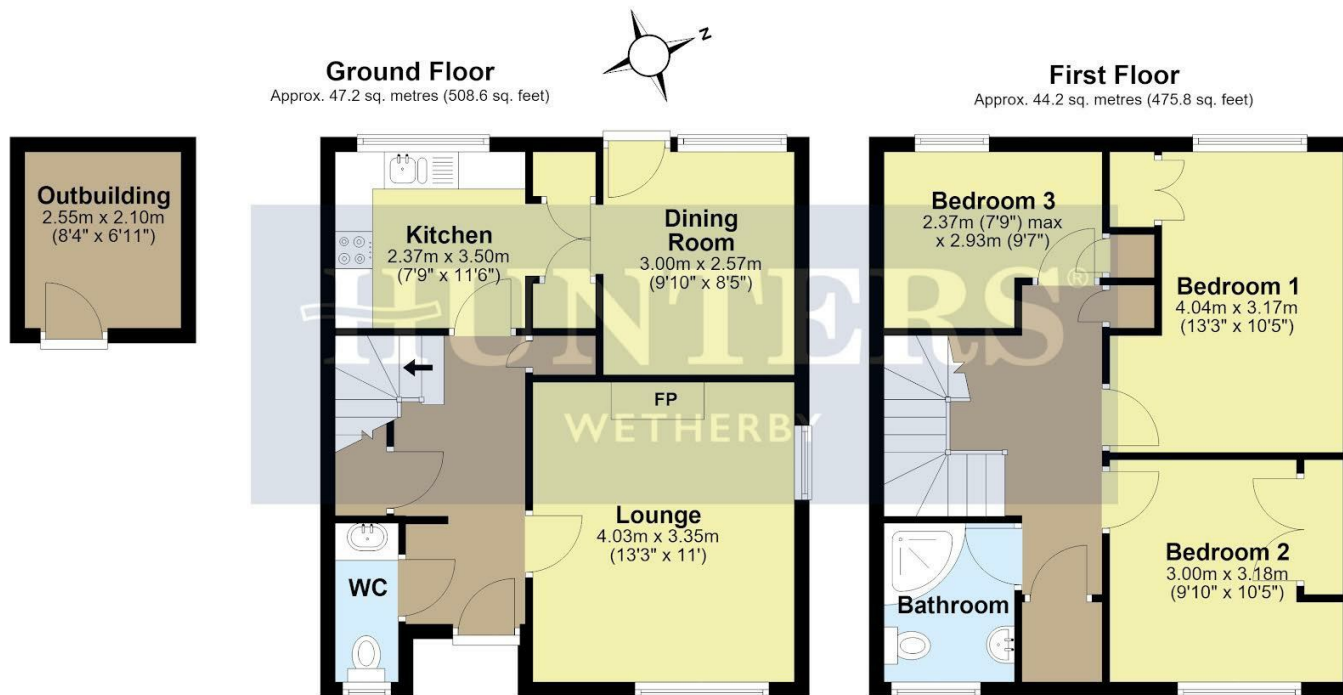
The accommodation is completed by a modern house bathroom, fitted with a walk-in shower, low-level W.C., wash hand basin, and heated towel rail.

Externally, the rear is a beautifully maintained garden, predominantly laid to lawn with established flower borders and a patio seating area, perfect for enjoying the warmer months and outdoor entertaining. The property also offers off street parking.

Thorp Arch is a highly regarded village with a strong sense of community, offering a renowned primary school, picturesque church, and popular village inn. The nearby village of Boston Spa provides an excellent range of everyday amenities, shops, cafés, and schools for all age groups. The area is exceptionally well connected, with the A1(M) less than two miles away, providing excellent access to the wider motorway network, Leeds city centre, and surrounding commercial centres.







Total area: approx. 91.4 sq. metres (984.3 sq. feet)

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

Viewings

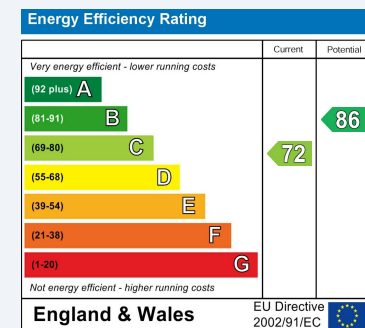
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.