



Walton Chase, Thorp Arch

- THREE BEDROOM SEMI DETACHED HOUSE
- BACKS ONTO LEEDS UNITED TRAINING GROUND
- NO ONWARD CHAIN

- PARKING & GARAGE
- TWO RECEPTION ROOMS
- EPC RATING - C / COUNCIL TAX BAND - D

Asking Price £325,000



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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.

On entrance via the porch you are welcomed you are welcomed into the lounge. The room has a lovely focal point of the Adams-style fireplace. The bay window to the front of the house floods the lounge with natural light, creating a bright and airy atmosphere.

An archway leads through to the dining room which is which is the perfect space to entertain guests. The patio sliding doors allow that feeling of indoor outdoor living, The patio sliding doors in the dining area seamlessly connect the indoors with the outdoor space, allowing for a delightful indoor-outdoor living experience.

The kitchen is fitted with a range of grey gloss wall and base units and benefits from integral fridge freezer, electric oven and hob. There is space for a washing machine. An external door leads you into the rear garden.

To the first floor are three bedrooms and the house bathroom.

Bedrooms one and two are both generous doubles. The third bedroom, while a good single, also presents an excellent opportunity for a home office.

The house bathroom consists of shower over bath, low level w/c and vanity unit.

Externally, the property has a lawned area at the front. A garage provides storage, while a designated parking space in front of the garage allows for off street parking. A path leads you directly to the front door.

The rear garden is predominantly laid to lawn with mature tree and hedge shrubs, ensuring a sense of privacy. At the bottom of the garden there is a patio area which is good for a seating area, sunbathing, or simply unwinding in the fresh air. For avid football fans, this property backs onto the Leeds United training ground and has fantastic views over.

Located in the heart of Thorp Arch, this home is surrounded by a wealth of amenities, including local shops, schools, and green spaces, ideal for those who value both convenience and a peaceful environment. The Thorp Arch Industrial Estate is just a stone's throw away, providing excellent employment opportunities and a variety of businesses. For families, there are excellent local schools nearby, while for commuters, the property offers easy access to major road networks, including the A1(M), making travel to Leeds, York, and beyond straightforward.





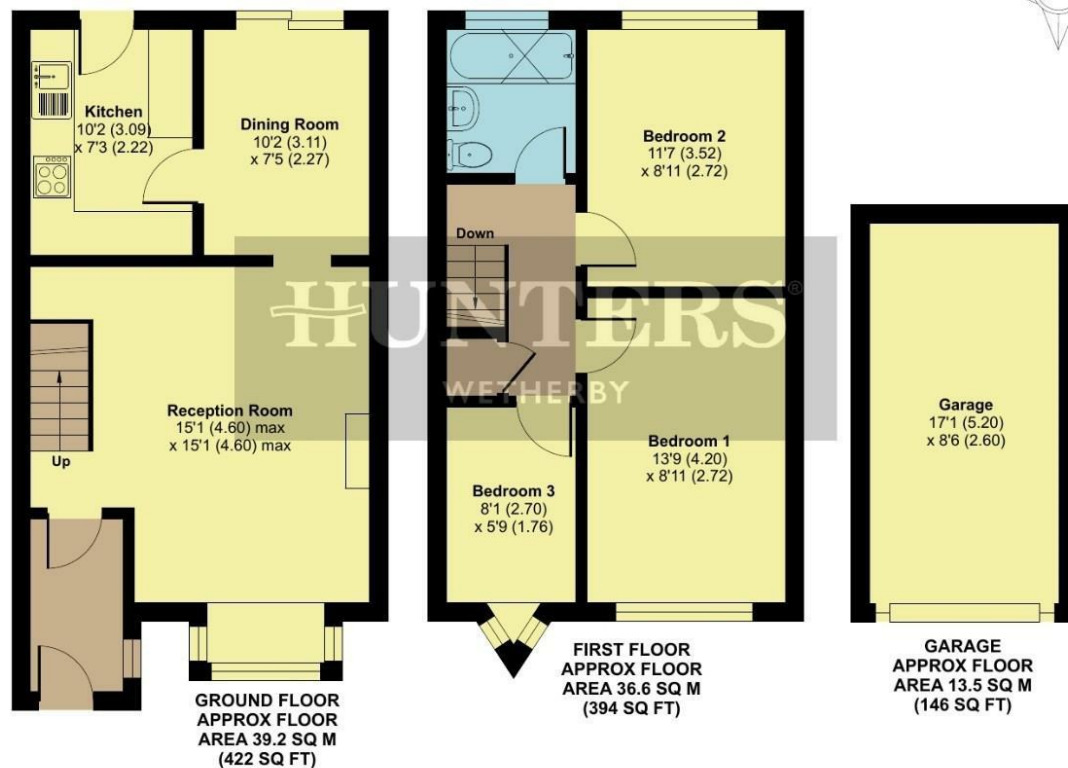
Walton Chase, Thorp Arch, Wetherby, LS23

Approximate Area = 816 sq ft / 75.8 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 962 sq ft / 89.3 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). © nrichcom 2023. Produced for Hunters Property Group. REF: 1327314

Viewings

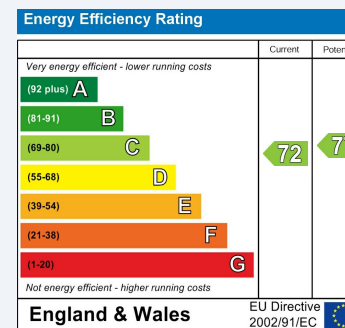
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.