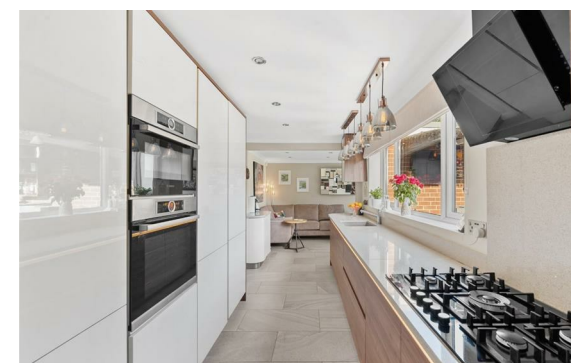




Ure Grove, Wetherby, LS22 7UF

- STUNNING 4 BED DETACHED HOME IN SOUGHT AFTER LOCATION OF WETHERBY
- SPACIOUS PRINCIPLE BEDROOM WITH EN-SUITE & MODERN FAMILY BATHROOM
- EPC - C / COUNCIL TAX - E
- IMPRESSIVE KITCHEN DINER WITH QUARTZ WORKTOPS AND UNDERFLOOR HEATING
- FANTASTIC REAR GARDEN WITH PORCELAIN FLAGSTONE PATIO & SUMMER HOUSE
- STUNNING COUNTRYSIDE VIEWS

Asking Price Asking Price £450,000



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DESCRIPTION

Situated in the sought-after location of Wetherby, this stunning four-bedroom detached home offers spacious and beautifully appointed accommodation, complemented by an impressive open-plan kitchen and dining area, modern bathrooms and a fantastic rear garden, making it an ideal home for family living and entertaining.

Upon entering the property, you are welcomed into the entrance hallway, which benefits from a separate porch added in 2017, providing excellent additional storage. There is also a convenient downstairs WC with useful under stairs storage.

The lounge is simply stunning, featuring a window to the front allowing plenty of natural light, downlights, space for an electric fire and integrated surround sound, creating a stylish and comfortable space to relax.

The kitchen and dining area is a real highlight of the property, tiled throughout with Italian Porcelain, this space offers an impressive range of wall and base units, excellent storage and quartz worktops. Integrated appliances include a Bosch dishwasher, double oven/microwave combi, a large fridge and freezer, alongside a five-burner gas hob. The dining area provides ample space for a dining table and a comfortable sofa area, with patio doors opening directly onto the rear garden.

Underfloor electric heating completes this fantastic space, creating the perfect setting for modern family life and seamless indoor-outdoor living.

Leading off the kitchen is a particularly useful utility room, which has been created from part of the garage and provides further storage and practical space for everyday household needs.

To the first floor, the generous principal bedroom is positioned to the front of the property, offering ample space for freestanding furniture and additional furnishings.

Bedroom two is positioned to the right and is a generous double room featuring two windows and a spacious en-suite shower room, complete with a large shower, WC and heated towel rail.

Bedroom three is another spacious double room overlooking the rear garden, with large windows allowing plenty of natural light.

Bedroom four also overlooks the front and is currently utilised as a home office, complete with a built-in desk and useful storage, making it ideal for those working from home.

The family bathroom is also beautifully appointed, featuring a large freestanding bath, shower and striking mosaic tiling.

The loft is nearly fully boarded, providing excellent additional storage potential.

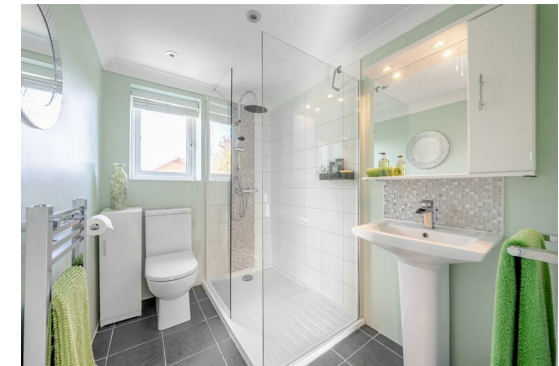
Externally, the rear garden has been designed with entertaining and outdoor living in mind. A large composite decked area provides the perfect space for outdoor dining and relaxation, complemented by an outdoor porcelain paving stone patio and additional paved seating areas.

The garden is partly enclosed by fencing and features a summerhouse with an electrical supply, offering a versatile space for relaxing or hobbies. There is convenient access to the side of the property, along with a useful garden shed.

The property further benefits from a three-quarter garage, providing additional storage or potential for a variety of uses.

Offering generous accommodation, high-quality finishes and fantastic indoor and outdoor entertaining spaces, this impressive detached home presents a wonderful opportunity to acquire a family home in the highly desirable location of Wetherby.

The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets within walking distance and there are beautiful walks along the river within relatively close proximity.

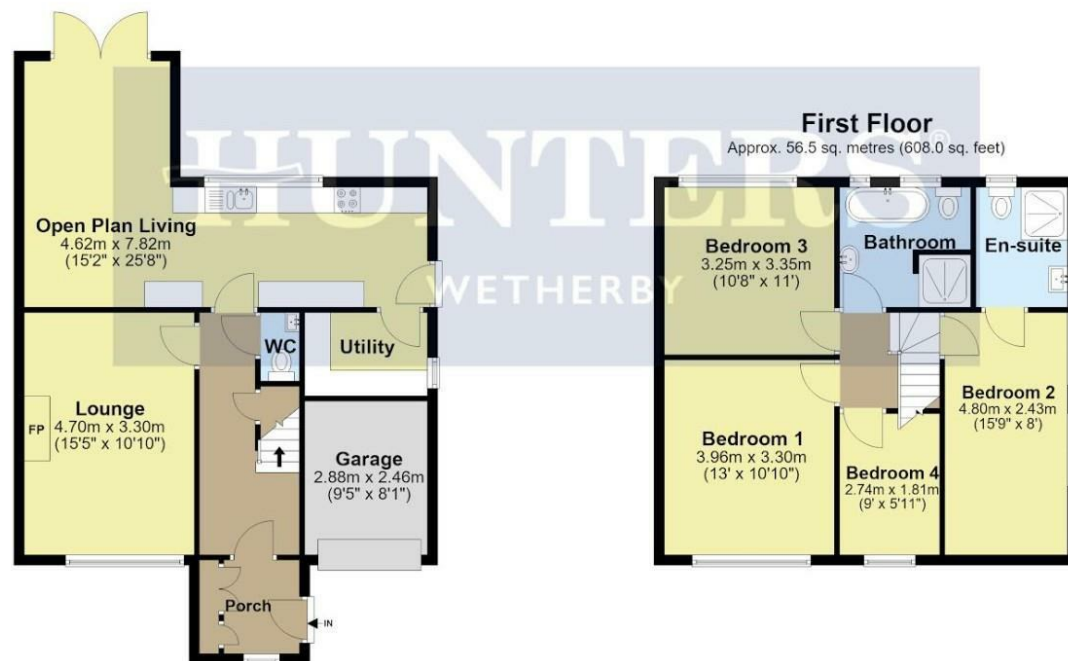
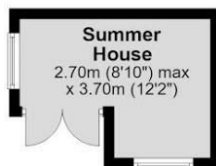






Ground Floor

Approx. 74.3 sq. metres (799.4 sq. feet)



Total area: approx. 130.7 sq. metres (1407.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

