



Northfield Place, Wetherby, LS22 6TB

- THREE BEDROOM SEMI DETACHED HOUSE
- PRIVATE REAR GARDEN WITH PATIO AREA
- ACCESS TO HARLAND WAY VIA REAR GARDEN
- LOG BURNING FIRE
- SPACIOUS KITCHEN DINER
- EPC RATING - D / COUNCIL TAX - B

Asking Price £235,000

Tenure: Freehold

HUNTERS®

HERE TO GET *you* THERE

Northfield Place, Wetherby, LS22 6TB

DESCRIPTION

Situated in the popular market town of Wetherby, this three bedroom semi-detached house offers spacious living, and will appeal to all types of buyers.

Upon entering the property, you are welcomed into the spacious lounge which boasts a log burning stone set on a stone hearth.

Leading through from the lounge is the spacious kitchen/diner, thoughtfully designed with a range of fitted wall and base units, along with space for a washing machine, tumble dryer, and American-style fridge freezer. Offering generous worktop space, this room is ideal for both cooking and meal preparation. With ample room for a family dining table, it provides the perfect setting for family meals, entertaining guests, and social gatherings.

The ground floor is completed by a downstairs wc.

The first floor hosts three well-proportioned bedrooms, two of which are doubles and each offer ample space for a range of bedroom furniture and benefit from large windows that fill the rooms with an abundance of natural light. The second bedroom enjoys scenic views overlooking Harland Way.

The house bathroom is comprised of a panelled bath with shower over, low level wc and hand wash basin.

The rear aspect boasts low maintenance artificial grass, with a paved patio area, perfect for outdoor furniture. Fences provide a boundary to neighbouring properties, and there is gate access to the popular cycle and walking route of 'Harland Way'.

To the front, the property is mainly laid to lawn with mature shrubs and bushes populating the area. There is also a driveway which offers convenient off street parking.

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.



