



## Rye Garth, , Wetherby, LS22 7UL

- EXTENDED THREE BEDROOM DETACHED HOUSE
- OFF STREET PARKING FOR MULTIPLE CARS AND GARAGE
- MODERN KITCHEN
- LAID TO LAWN LARGE SOUTH FACING GARDEN WITH DECKING
- CONSERVATORY
- EPC RATING C / COUNCIL TAX BAND D

**Asking Price £375,000**

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HERE TO GET *you* THERE

# Rye Garth, , Wetherby, LS22 7UL

## DESCRIPTION

This privately situated three bedroom detached family home has been cleverly extended and enlarged to create an individual family home in a prime cul-de-sac setting.

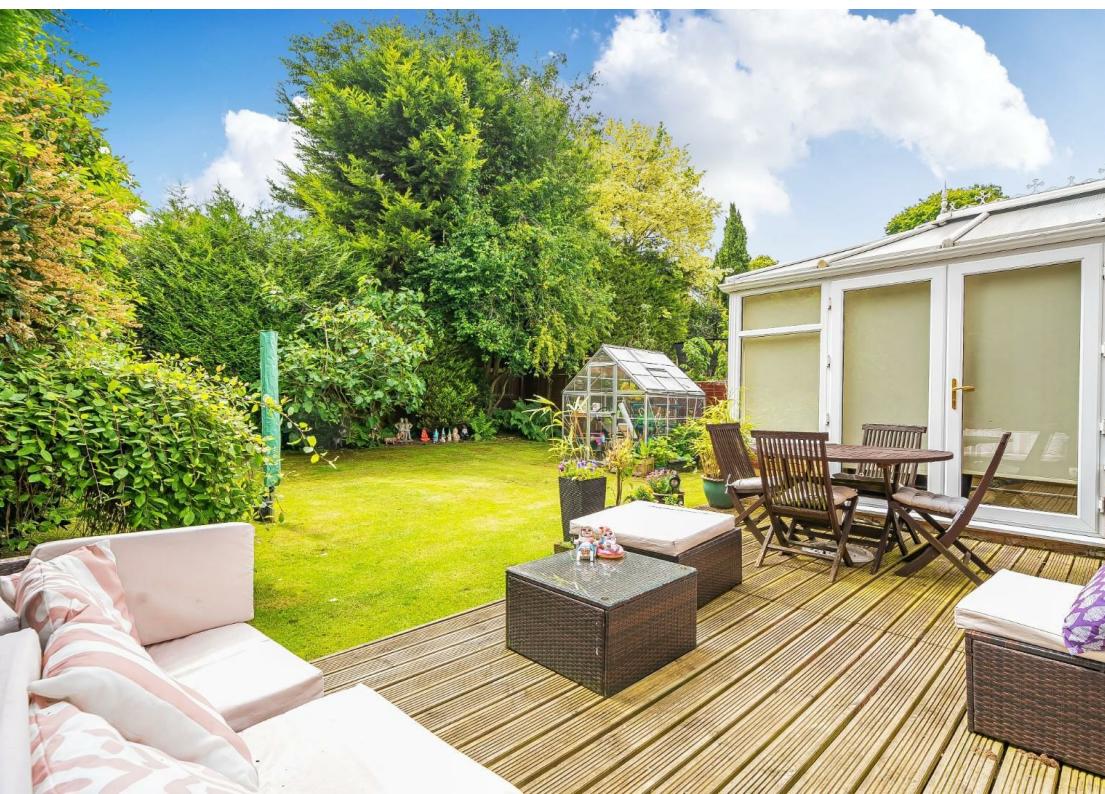
Offered for sale for the first time for over 27 years, this enlarged detached family home occupies an excellent head of cul-de-sac position with a light and spacious layout of family accommodation which has been cleverly extended by our clients.

To the ground floor is a porch and entrance hall leading to the lounge/dining room and kitchen. The kitchen has range of wall and base units with integrated oven and hob, and space for a American style fridge freezer, archway to a separate dining room and patio doors to enclosed private rear garden. The property has also has the benefit of a ground floor shower room. To the first floor are three bedrooms and house bathroom.

To the rear a private and enclosed garden with high conifers well screened to enjoy a high level of privacy, lawned area and planted borders with gate access to side. To the front, a private paved driveway to provide off street parking, attached garage with newly installed electric roll over door.

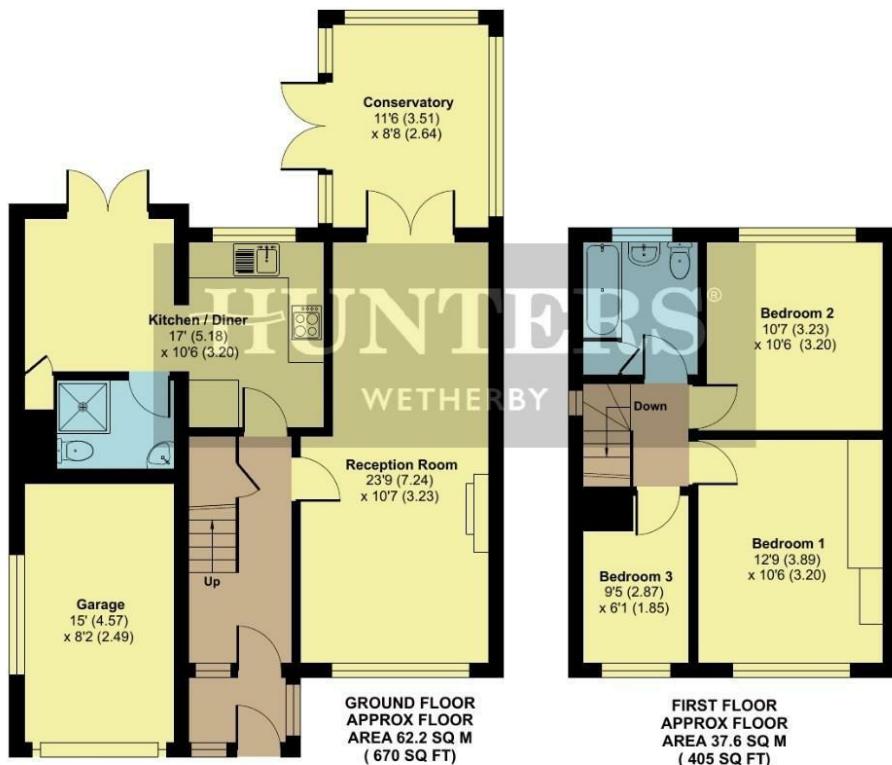
Proceeding out of Wetherby on Deighton Road turn left into Aire Road, third right into Nidd Approach and then third left into Rye Garth where the property will be found at the head of the cul-de-sac on the right hand side.





## Rye Garth, Wetherby, LS22

Approximate Area = 1075 sq ft / 99.8 sq m  
Garage = 125 sq ft / 11.6 sq m  
Total = 1200 sq ft / 111.4 sq m  
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.  
Produced for Hunters Property Group. REF: 1150051

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



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