



Linton Meadows, Wetherby

- Detached Stone Built Bungalow
- Enclosed rear garden
- Detached Garage & Large Driveway
- 2 Double Bedrooms
- Conservatory
- EPC Rating E

Asking Price £480,000

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Linton Meadows, Wetherby

DESCRIPTION

***** OFFERED WITH NO ONWARD CHAIN***** This extended and modernised stone-built, two bedroomed detached bungalow occupies a quiet position in an established and sought-after cul-de-sac. The property features an inner hallway which provides easy, direct access to the principal rooms.

A bright and spacious reception room focusses around a traditional wood & marble fireplace and hearth benefiting from a 'living flame' gas fire. The room affords ample space for both dining and relaxation.

The modern white high-gloss kitchen has a mix of wall and base units and includes a Neff electric double oven, induction hob and extractor hood. There is an integrated fridge/freezer and a washing machine.

There are two double bedrooms, both have fitted wardrobes and direct access to the conservatory. This extension to the original property provides a second reception room with Yorkshire stone walls and is ideal for indoor/outdoor living.

The bathroom has been refitted to a contemporary shower room with a slate finish tiled floor as well as floor to ceiling wall tiles throughout. The walk-in shower and contemporary vanity unit add to the overall high specification (large shower space provides the option of restoring to full sized bath if needed).

Outside to the front, the long block paved driveway leads to the generously proportioned stone-built garage with electronic remote controlled door.

There is access from the garage to the rear garden, as well as a separate side gate access. The rear garden has a pleasing mix of patio, hedges and planted borders.





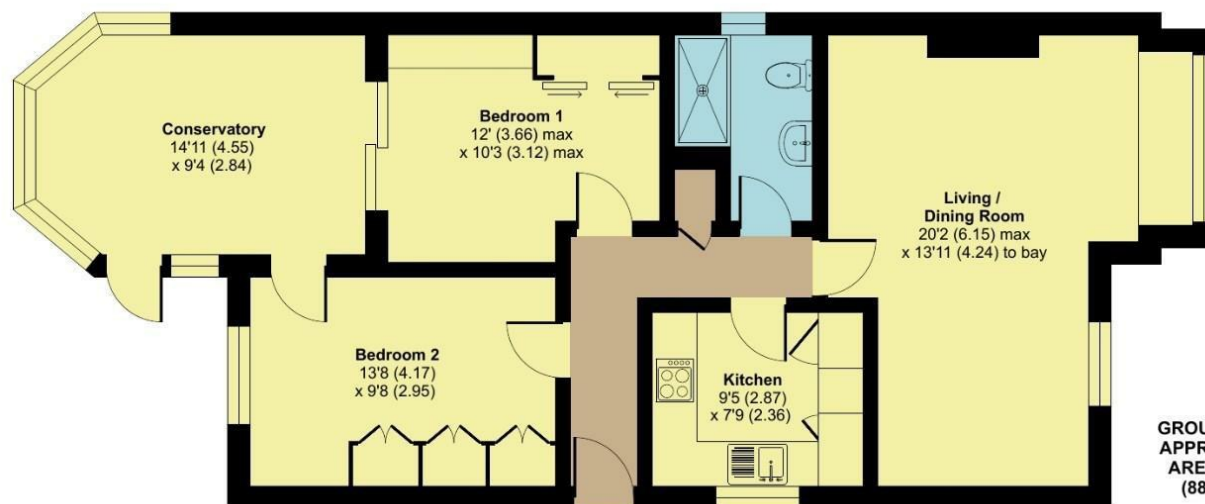
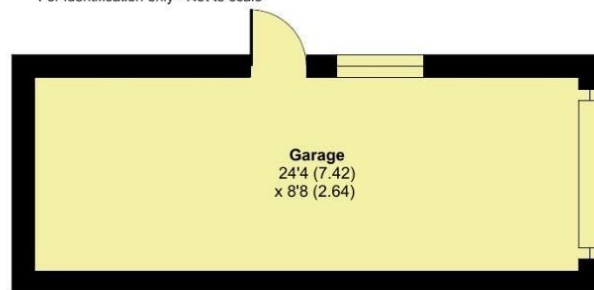
Linton Meadows, Wetherby, LS22

Approximate Area = 1094 sq ft / 102 sq m (includes garage)

For identification only - Not to scale



**GARAGE
APPROX
AREA 20 SQ M
(211 SQ FT)**



**GROUND FLOOR
APPROX FLOOR
AREA 82 SQ M
(883 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 904659

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

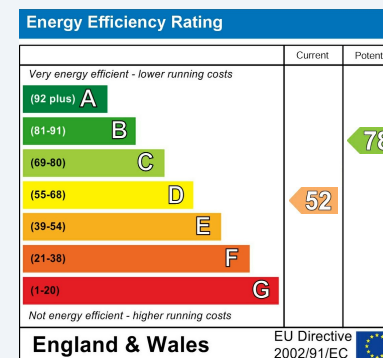
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ENERGY PERFORMANCE CERTIFICATE

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.

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