

Pinfold Close, Wetherby

- ATTRACTIVE DOUBLE FRONTED HOME
- COMPLETELY RENOVATED
- STUNNING KITCHEN AREA
- SEMI RURAL VILLAGE
- FOUR DOUBLE BEDROOMS
- EPC RATING C / COUNCIL TAX E BAND E

Offers Over £475,000

HUNTERS®

HERE TO GET *you* THERE

Pinfold Close, Wetherby

DESCRIPTION

Hunters Wetherby are extremely proud to bring to the market this recently renovated and completely updated four bedroom detached house which is set in a quiet cul-de-sac location close to open countryside, in the conveniently placed village of Bickerton.

On entering into the hallway you are immediately impressed by the standard and finish and know what to expect as you go though. The whole property has been finished in a modern and contemporary style and is beautiful throughout. The lounge area features a log burning stove to provide a nice focal point with French doors leading to the rear garden and a separate dining room allows the perfect space for entertaining guests or to use as an additional reception room.

The kitchen/breakfast/utility room is extremely impressive and is finished with clean lines, lots of work surfaces, a mix of wall and base units and integral appliances such as a dishwasher, electric hob, self cleaning electric oven , microwave oven and full fridge, full freezer and space for a washing machine. The downstairs is completed by a house bathroom which is partially tiled, and has a bath, sink/vanity unit and W/C.

To the first floor there are four good sized bedrooms all of which are double in size and bedroom two benefits from French doors that lead to a balcony which can be fully enjoyed at all times of year.

To the front of the property there is a driveway and garage and a small enclosed garden. To the rear is a good sized garden that is a mix of lawn and patio and provides the opportunity to put your own stamp on.

The surrounding countryside offers excellent walks and the village is a short distance from local amenities and also is in the catchment area of Tadcaster Grammar School, King James School and Tockwith Primary School with regular bus services, this is the ideal family residence.

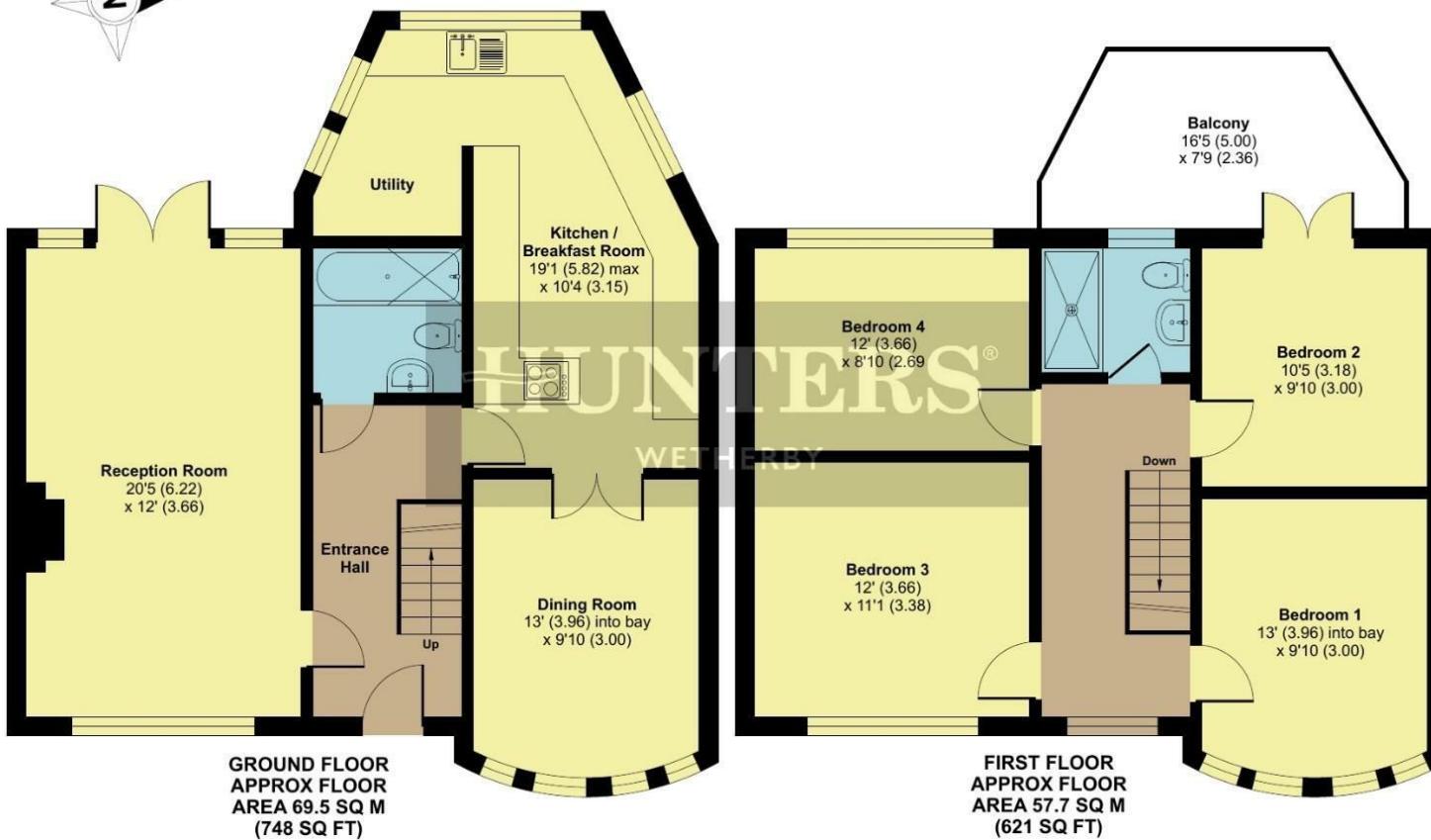




Pinfold Close, Bickerton, Wetherby, LS22



Approximate Area = 1369 sq ft / 127.2 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). © niclecom 2023.
Produced for Hunters Property Group. REF: 1013284

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

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



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		81
(69-80)	C	71	
(55-68)	D		
(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.

HUNTERS®

HERE TO GET *you* THERE