



Nidd Approach, Wetherby

- STUNNING FOUR BEDROOM DETACHED HOME
- FINISHED TO A HIGH STANDARD THROUGHOUT
- LOW MAINTANCE REAR GARDEN
- SOUGHT AFTER AREA OF WETHERBY
- OPEN PLAN KITCHEN DINER
- EPC D / TAX BAND D

Asking Price £435,000

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HERE TO GET *you* THERE

Nidd Approach, Wetherby

DESCRIPTION

Hunters Wetherby are proud to market this stunning four-bedroom detached home, presented to an exceptional standard throughout, the home is conveniently set in a popular residential area in Wetherby. The market town itself offers a range of amenities and schools, along with excellent links to the A1(M)/A64 which is ideal for those traveling throughout the local area and beyond.

Upon approaching the property, you will immediately appreciate its attractive curb appeal, with a graveled driveway providing ample parking for multiple vehicles.

You are welcomed into a bright and airy entrance hallway, which leads to a spacious and comfortable living room. The living room boasts an abundance of natural light and a stone mantle, adding warmth to the space.

The heart of the home is the open-plan kitchen/dining area. The kitchen finished to an impeccable standard, with a range of glossy wall and base units providing ample storage and integrated appliances such as electric hob & oven. Also benefiting from space for a dishwasher and fridge freezer and a table & chairs offering the perfect space for family meals or hosting dinner parties.

The ground floor also comprises a family room/study, a utility room with space for additional appliances, and downstairs WC.

Upstairs, the property boasts three well-proportioned bedrooms, all of which are beautifully decorated and maintained to a high standard. The modern family bathroom features a four piece suite; a bath, walk-in shower, WC and sink basin.

The low maintenance rear garden is the perfect space for summer, featuring artificial grass and a spacious decking area, providing an ideal space for entertaining guests. The garden offers ample storage space for garden equipment and outdoor furniture.

Overall, this exceptional property is situated in one of Wetherby's most desirable locations and offers a high standard of living. With its beautiful presentation and spacious accommodation, this property is a true gem and is sure to impress.

STUNNING FOUR BEDROOM DETACHED HOME IN THE SOUGHT
AFTER AREA OF WETHERBY!!!

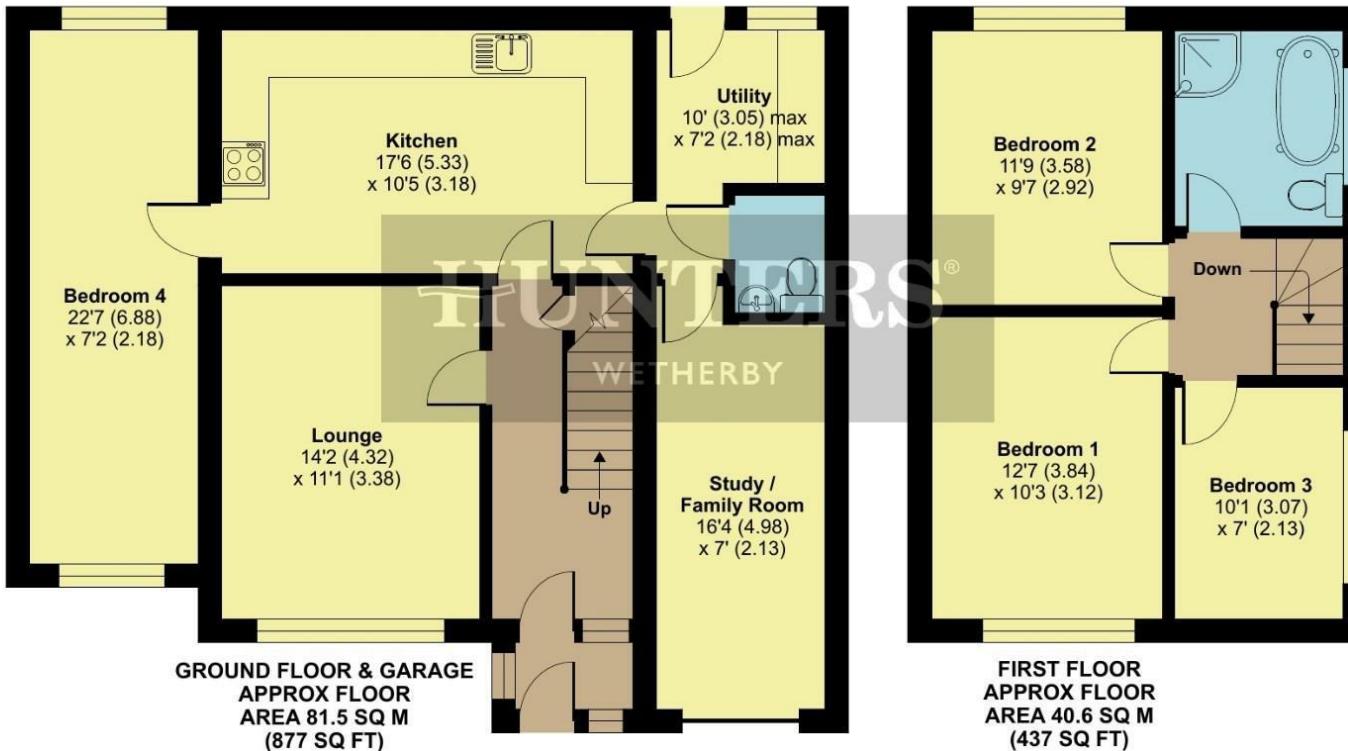






Nidd Approach, Wetherby, LS22

Approximate Area = 1193 sq ft / 110.9 sq m
 Garage = 121 sq ft / 11.2 sq m
 Total = 1314 sq ft / 122.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © niclecom 2021.
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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		83
(81-91)	B		
(69-80)	C	68	
(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.

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