



Lacey Grove, Wetherby

- THREE BEDROOMED SEMI DETACHED HOME
- WELL PRESENTED TO A HIGH STANDARD
- LOVELY NEIGHBOURHOOD

- IN THE HEART OF WETHERBY - FLAT WALK INTO TOWN
- LOW MAINTENANCE GARDENS AND LARGE DRIVEWAY
- EPC RATING D / COUNCIL TAX BAND C

£290,000

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Lacey Grove, Wetherby

DESCRIPTION

This three bedroom semi-detached home in the heart of Wetherby is not to be missed!

On entering the property through the covered porch, you arrive in the welcoming entrance hall enjoying a homely feel. The ground floor compliments a spacious lounge, a well-presented, good-sized kitchen with a range of fitted base units and ample space for appliances. Through the kitchen, you enter into the conservatory, which allows for extra light and an outdoor-indoor living feel.

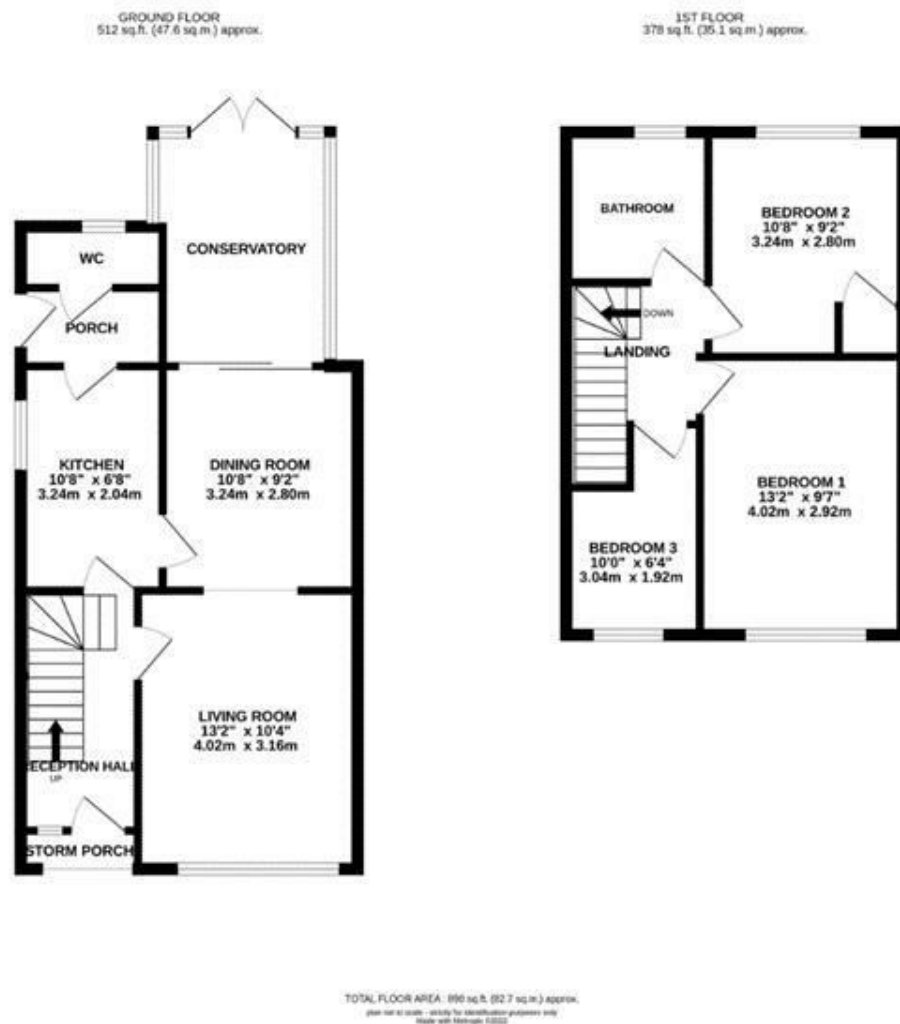
The first floor compliments two double bedrooms and a good sized single bedroom, as well as the house bathroom, benefitting from a 3-piece ivory suite including low level WC, integrated hand wash basin and a shower unit over the bath.

Outside of the property, the front and back gardens are very well-presented being mainly gravelled and therefore low maintenance, the generous sized driveway also allows for multiple parking spaces. There is also a single detached garage.

We highly recommend a viewing of this fabulous property. Located attractively in a popular area, within walking distance of the town centre, Lacey Grove offers close-by amenities and schools for all age groups. Wetherby allows easy access to motorway links for travel both North and South. The immediate surrounding area offers many fabulous countryside walks and there are regular bus services to Harrogate, York and Leeds.

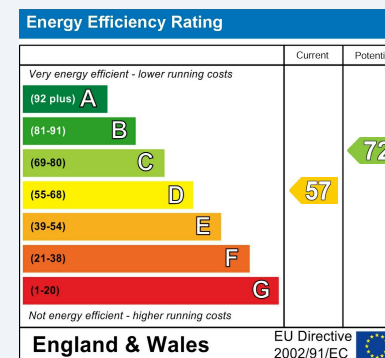






ENERGY PERFORMANCE CERTIFICATE

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.

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.

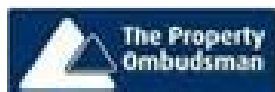
Viewing

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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