



Willow Grove, Wetherby

- SEMI-DETACHED THREE BEDROOM HOME
- OFF STREET PARKING
- ENCLOSED MATURE PRIVATE REAR GARDEN
- SPACIOUS KITCHEN
- POPULAR LOCATION
- TAX BAND B/ EPC RATING D

Asking Price £265,000

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Willow Grove, Wetherby

DESCRIPTION

Hunters Wetherby are proud to market this lovely three-bedroom semi detached home situated on the corner of a quiet cul de sac, in the sought after location of Clifford.

Upon entering the property via the side entrance you are welcomed into the shaker style kitchen with tiled flooring allowing space for a dining table and a large window allowing natural light to shine throughout the room. There is a great mix of wall and base units, plumbing for a washing machine and integrated gas oven and hob. Leading into the living area, another great space comprising of a gas living flame fire with a brick surround and tile mantle creating a lovely, homely space to relax! The ground floor accommodation is completed with a spacious walk-in understairs cupboard and downstairs WC.

Stairs then lead to the first floor accommodation comprising of three bedrooms and the house bathroom making up of an over shower bath, low level WC and sink basin. The master bedroom enjoys fitted wardrobes, great for storage and allowing the space to be used efficiently. Another advantage to this property is the fully boarded attic.

The property benefits from a spacious, well established rear garden, mainly paved ideal for someone looking for a low maintenance garden and mature hedges allowing for privacy. There is so much potential to create the perfect area for a summer nights to enjoy entertaining outside. To the front of the property is a private driveway which could accommodate for approx. two cars.

Clifford resides next to Boston Spa, which has an excellent range of amenities, catering for all daily needs, including a variety of local and independent shops, restaurants, café bars, pubs, and a medical centre. The market town of Wetherby is only a short distance away where there are extensive facilities including supermarkets, libraries, banks and a sports centre. The location is considered ideally placed for the commuter due to its position within the 'golden triangle' of Leeds, Harrogate and York. The A1/M1 is also nearby, which in turn links with the region's motorway network.



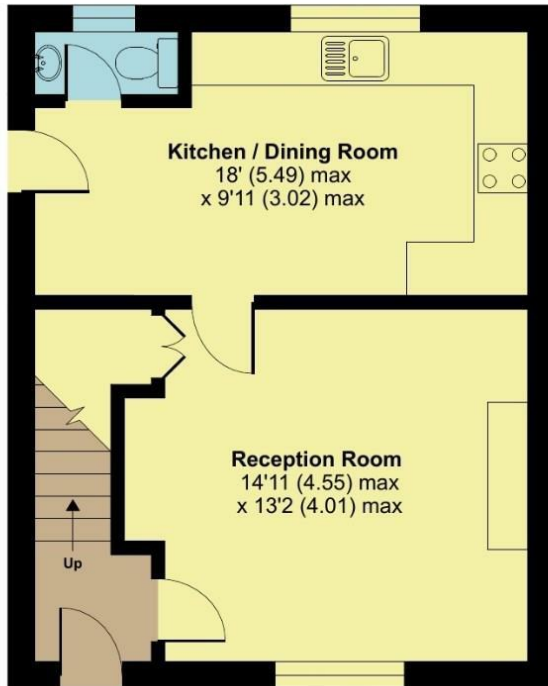




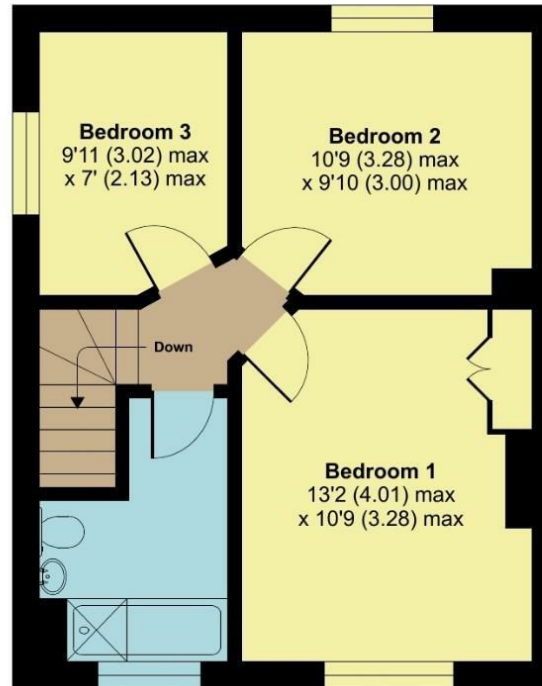
Willow Grove, Clifford, Wetherby, LS23

Approximate Area = 860 sq ft / 79.8 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 39.9 SQ M
(430 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 39.9 SQ M
(430 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hunters Property Group. REF: 951125

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

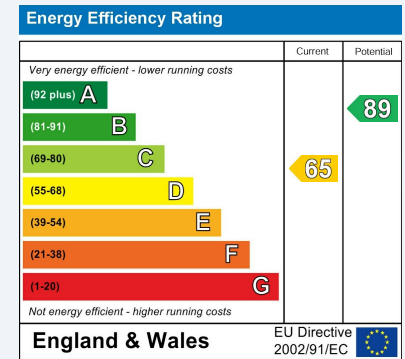
Tel: 01937 588228 Email:

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.



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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