



## Hillcrest, , Wetherby, West Yorkshire, LS22 5DN

- SOUGHT AFTER LOCATION
- DETACHED BUNGALOW
- MASTER SUITE WITH EN-SUITE AND DRESSING AREA
- ELEVATED VIEWS
- POTENTIAL TO EXTEND (STPP)
- EPC RATING - C / COUNCIL TAX - F

Asking Price £585,000

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HERE TO GET *you* THERE

# Hillcrest, , Wetherby, West Yorkshire, LS22 5DN

## DESCRIPTION

Hunters Wetherby are proud to present to the market this spacious two bedroom bungalow set on an attractive elevated position in the sought after market town of Wetherby. This property is a blank canvas ready for modernisation.

On initial entrance you are met with a spacious hallway, which serves as a central hub for the properties accommodation.

The kitchen features shaker-style wall and base units, alongside granite worktops and a central island with breakfast bar seating. It comes equipped with integrated appliances, including a 'Bosch' double oven, a 'Neff' gas hob with an extractor over, and a dishwasher, with additional plumbing available for a washing machine and space for a free standing fridge freezer.

The lounge features dual aspect windows to the front, ensuring the space is filled with natural light. An in-built electric fireplace serves as a central focal point. The expansive L-shaped room provides access to the kitchen and connects directly to the family room through sliding doors.

The second reception room/ family room is generously proportioned and naturally bright, featuring dual aspect windows that offer delightful views over the rear garden. This versatile space is perfectly suited for hosting and entertaining guests.

The house shower room features a three-piece suite, comprising a large walk-in shower cubicle, wash hand basin, and low-level W/C. Additionally, the property includes a separate W/C with a wash hand basin, low-level W/C, and a heated towel rail.

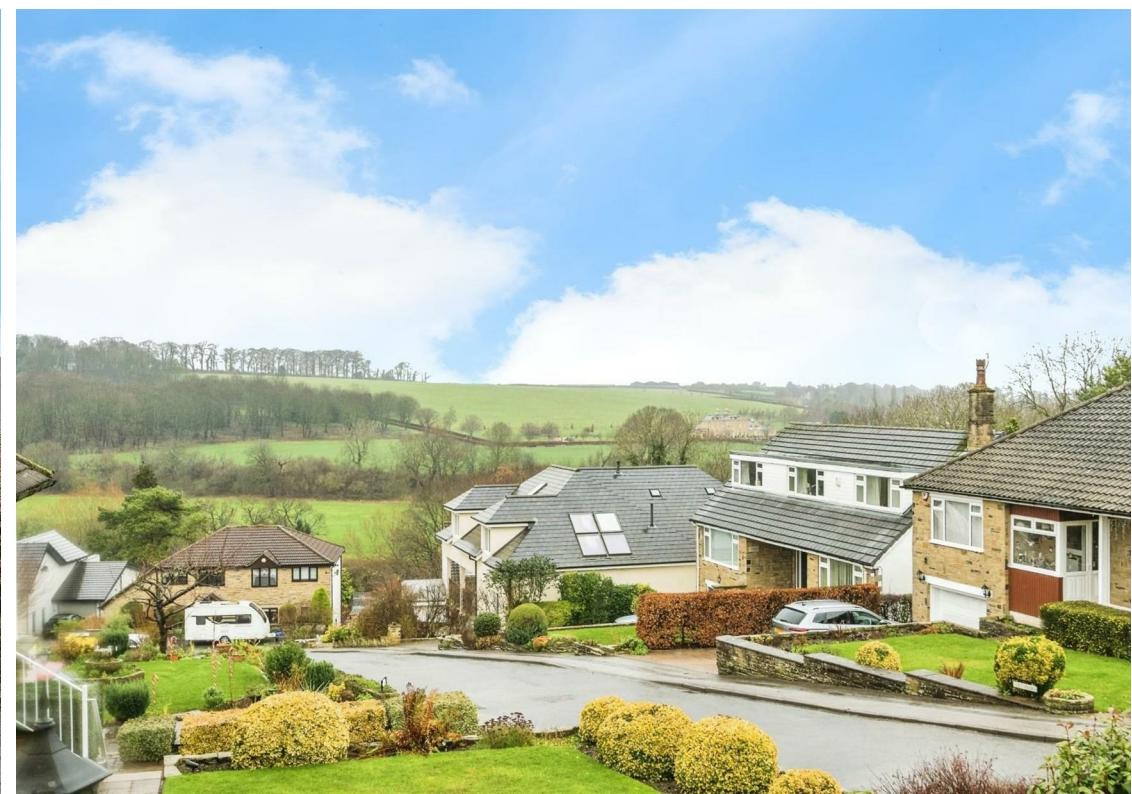
The principal bedroom is a generously proportioned double room featuring an extensive array of fitted furniture, including wardrobes, bedside tables, and a dressing table. This room also benefits from an ensuite - this three piece suite features a walk in shower cubicle, low level W/C and wash hand basin.

The second bedroom is a spacious double room with a window providing views over the rear garden. It further benefits from large fitted wardrobes and integrated bedroom furniture.

Externally, the rear garden features a large patio and seating area with a raised planter, while steps lead down to a well-maintained lawn bordered by mature shrubs, bushes, and trees. To the front, a well sized driveway leads to the garage, providing off-street parking.

Wetherby is a historic market town in West Yorkshire, it is located on the River Wharfe between Leeds and York and known for its charming town centre and riverside walks. Access is mainly by road via the A1(M) and A58, with bus services connecting it to cities and towns such as Leeds and Harrogate. Wetherby is also home to primary schools such as St. James primary school and Wetherby Highschool.





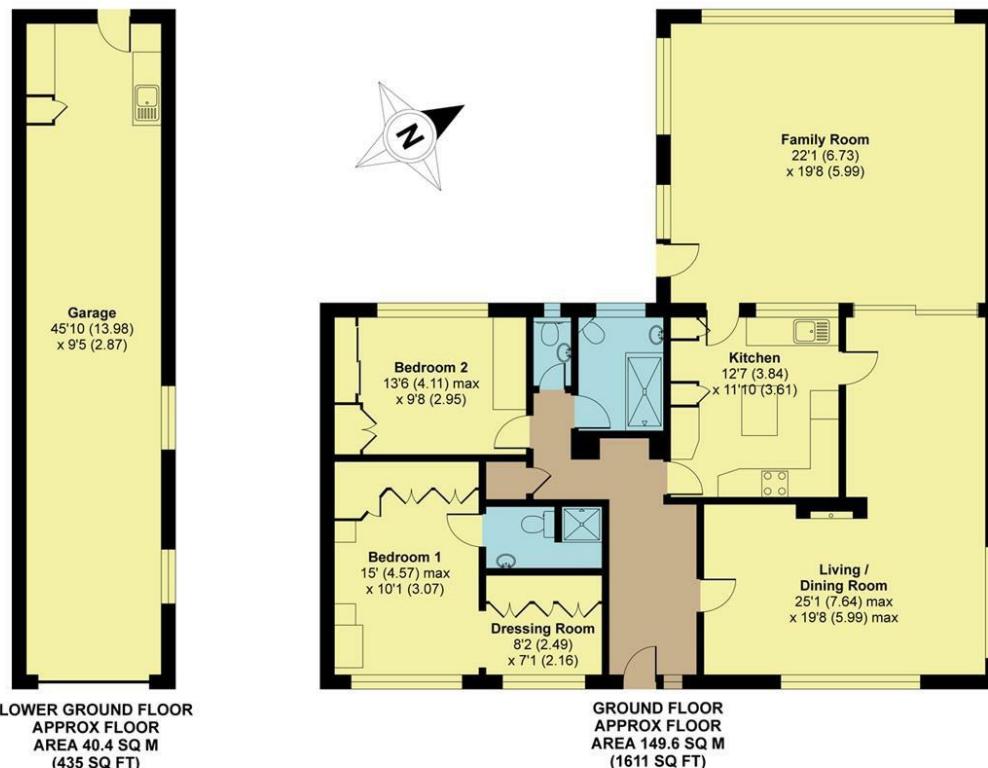
# Hillcrest, Collingham, Wetherby, LS22

Approximate Area = 1611 sq ft / 149.6 sq m

Garage = 435 sq ft / 40.4 sq m

Total = 2046 sq ft / 190.0 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). ©niches.com 2021.  
Produced for Hunters Property Group. REF: 739722



Certified  
Property  
Measurer

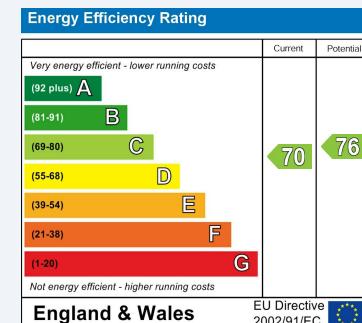
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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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