



## Grasmere Avenue, Wetherby

- THREE BEDROOM DETACHED BUNGALOW
- POPULAR LOCATION
- OFF STREET PARKING AND GARAGE

- IN NEED OF COSMETIC UPDATING
- WELL MAINTAINED REAR GARDEN
- COUNCIL TAX BAND - E / EPC RATING C

**Offers In The Region Of**

**Council Tax: E**





# Grasmere Avenue, Wetherby

## DESCRIPTION

Nestled in the desirable Grasmere Avenue, Wetherby, this charming three-bedroom detached bungalow presents an excellent opportunity for those looking to downsize or call a place home. Whilst in need of slight modernisation, this is a perfect opportunity to put your own stamp on the bungalow!

As you step inside, you are welcomed by a spacious entrance hallway that leads to the accommodation.

The lounge, positioned at the front of the property, is generously sized, making it perfect for both relaxation and entertaining guests with a large bay window, allowing an abundance of natural light to fill the space.

Double doors open into the kitchen which is currently fitted with a range of wall and base units, offering ample storage. There is space for a washing machine, fridge-freezer, and dishwasher. The external door from the kitchen leads to the side of the property, providing easy access to outdoor space.

Two of the bedrooms are generously sized doubles, both featuring fitted wardrobes that provide ample storage. The third bedroom, a cosy single, presents an excellent opportunity for a child's room, guest space, or even a home office.

The second bedroom boasts patio doors that open directly onto the rear garden. This unique aspect allows for the possibility of transforming the room into an additional snug room, should you prefer to utilise the space differently.

The house bathroom consists of shower, low level w/c and wash hand basin.

Externally, the driveway accommodates off-street parking for multiple vehicles, complemented by a garage for additional storage. The front garden is beautifully lawned, enhancing the overall curb appeal of the home. Access to the rear garden is available via pathways on both sides of the property, making it easy to enjoy outdoor space.

To the rear is the garden which is surrounded by hedge boundaries offering a sense of privacy and tranquillity. The patio area is perfect for outdoor seating, allowing you to enjoy summer barbeques or simply bask in the sun. The well-maintained lawned area provides ample space for children to play or for gardening enthusiasts to cultivate their green fingers.



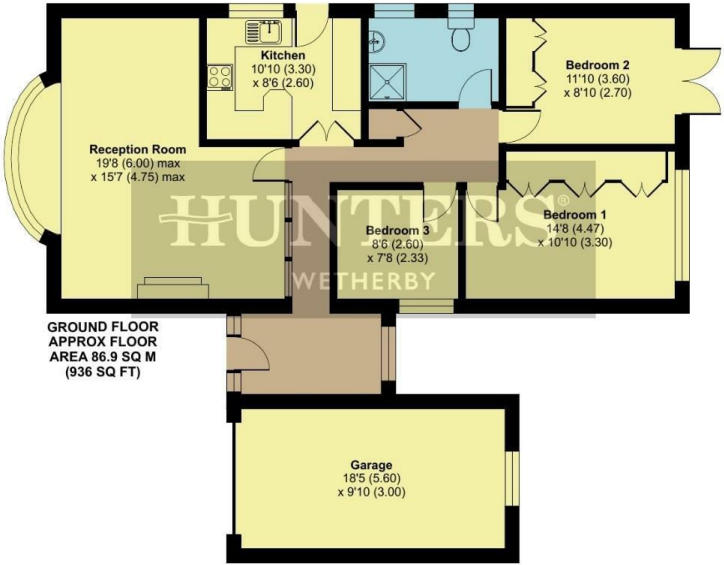






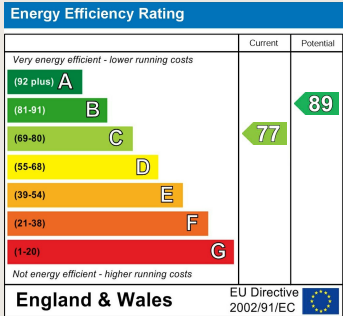
Grasmere Avenue, Wetherby, LS22

Approximate Area = 936 sq ft / 86.9 sq m  
Garage = 181 sq ft / 16.9 sq m  
Total = 1117 sq ft / 103.8 sq m  
For identification only - Not to scale



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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