

LANCASTER
SAMMS

22 Heuthwaite Avenue, Wetherby

Wetherby

£375,000



A lovely, detached bungalow, choicely positioned in a peaceful cul-de-sac, within easy walking distance of the centre of Wetherby. Internally and externally the property has been well cared for and has generous and remarkably private aspects to the front and rear. Offered with the convenience of vacant possession and no forward chain.

Internally the accommodation includes an entrance porch leading through to the hall and principal reception rooms. The spacious and bright dual aspect lounge with gas fire leads to the dining area.

The kitchen includes a range of fitted wall and base units with space for appliances and breakfast seating area. An outbuilding and porch provide provision for a washing machine and courtesy door to the side.

There are two large double bedrooms located to the rear elevation overlooking the garden and central house bathroom with three-piece suite.

Externally the property sits proudly back from the road and enjoys a private aspect to the front. Mainly laid to lawn with a block paved driveway leading to a large, attached garage with front and rear access. Externally to rear, the garden is mainly laid to lawn with fence and brick boundaries, mature shrubbery, and borders. In addition is a timber construction shed and greenhouse. The property benefits from gas central heating and double glazing.

Council tax band: D

Tenure: Freehold





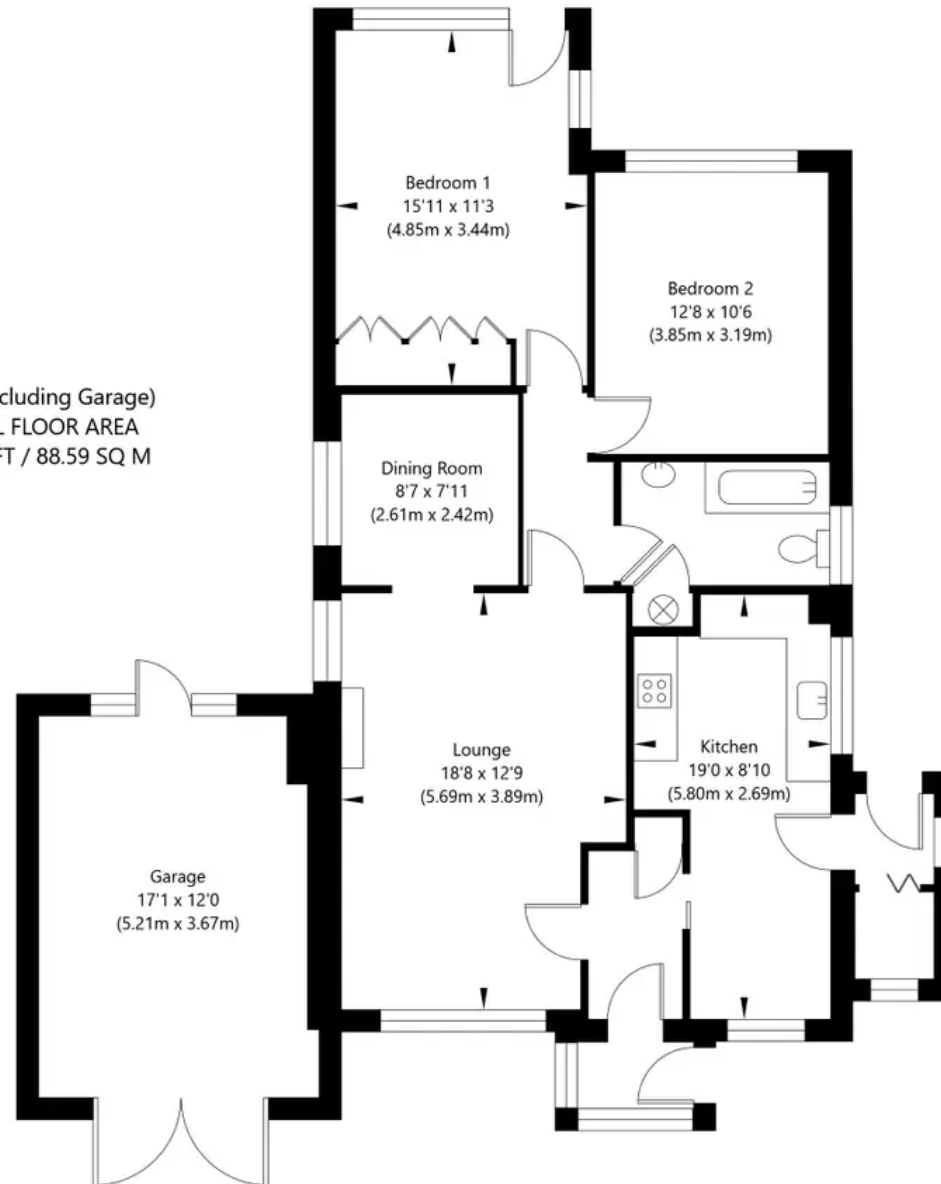








Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 954 SQ FT / 88.59 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 954 SQ FT / 88.59 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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