



27 Parsons Green, Wetherby, West Yorkshire, LS22 6RQ

£240,000

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A beautifully presented, two double-bedroom mid-terrace home situated in the highly sought-after market town of Wetherby.

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Stylishly updated and immaculately maintained throughout, the property offers ready-to-move-into accommodation ideal for first-time buyers, downsizers or investors alike.





The welcoming entrance hall leads into a superb bay-fronted lounge, a bright and contemporary reception space finished in soft neutral tones. A striking slatted feature wall with integrated wall-mounted media unit creates a stylish focal point, while the proportions comfortably accommodate modern furnishings. The bay window allows excellent natural light and provides a pleasant outlook over the front garden.



To the rear, the dining kitchen is both practical and sociable in design. Fitted with a comprehensive range of Shaker-style wall and base units complemented by warm wood-effect worktops, the space includes a built-in double oven, gas hob with stainless steel extractor hood, plumbing for a washing machine and space for a tall fridge freezer. A dedicated dining area makes this an ideal everyday living and entertaining space, with a window overlooking the rear garden and access door leading outside.



To the first floor are two well-proportioned double bedrooms. The principal bedroom is a generous and beautifully styled room featuring a striking panelled feature wall and ample space for bedroom furniture. The second bedroom is also a true double, offering versatility for guests, a child's room or home office.



The contemporary house bathroom has been attractively refurbished and comprises a panelled bath, separate glazed shower enclosure with rainfall-style shower, low flush WC and modern wash hand basin with vanity storage. Stylish marble-effect tiling and chrome fittings create a sleek, high-quality finish.

## OUTSIDE

The property enjoys enclosed gardens to both the front and rear. To the front is a neatly lawned garden with pathway approach and timber gate, providing an attractive setting and a degree of separation from the pavement. The property currently benefits from on-street parking, with residents' permits obtainable via Leeds City Council (subject to council approval and availability). Importantly, there is also planning permission in place to convert the front garden into off-street parking, presenting excellent future potential and added convenience (subject to implementation in accordance with the approved consent).

The rear garden is fully enclosed by timber fencing, offering privacy and security. A paved patio area provides the perfect space for outdoor dining and entertaining, leading onto a level lawn bordered by raised sleeper beds. Well-balanced and easy to maintain, it is a practical and enjoyable outdoor space.

**Tenure** - Freehold

**Council Tax Band** - B

**EPC** - C



Total Area: 64.7 m<sup>2</sup> ... 697 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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