



Offers Over £300,000

- NO ONWARD CHAIN
- Modern townhouse
- Three reception rooms
- Well-appointed kitchen
- Principal bedroom with en-suite
- Two further family bedrooms
- Integral garage / parking
- Enclosed rear gardens

6 Barleyfields Court, Wetherby, West Yorkshire, LS22 6FZ

This deceptively spacious three bedroom townhouse (1117 sqft) with three reception rooms, south facing gardens and garage enjoys a convenient mews setting within close proximity of local schools, parks and Wetherby town centre.

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General remarks

With attractive brick elevations under a tiled roof and benefiting from gas fired heating and double glazing, this cleverly designed three bedroom modern townhouse is ideally suited to both family and retirement occupation

with the additional benefit of fully enclosed and private south-facing rear gardens.

A reception hall with guest cloakroom leads to a sitting room with feature beamed ceiling, twin doors to a conservatory and a separate dining room. The ground floor layout is completed by a well-appointed kitchen with an extensive provision of fitted work surfaces and cabinets.

On the first floor the principal bedroom has its own en-suite shower room and two further double family

bedrooms are served by a house bathroom.

To the front of the property a driveway gives access to an integral garage and the rear gardens are fully enclosed with combination of lawns and seating areas and a protected rear aspect.

This is an ideal location for the purchaser seeking ease of access to Wetherby town centre and an excellent range of neighbourhood facilities including a choice of primary schools, local supermarkets and road links to major commercial centres.

Directions

Proceed away from Wetherby on Deighton Road and turn left into Northfield Place. Follow the road to the end, bear right on to Barleyfields Road and first left into Barleyfields Court where the property will be found a little further down on the left.

what3words expel.enhanced.collect

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway and integral garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

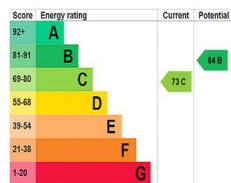
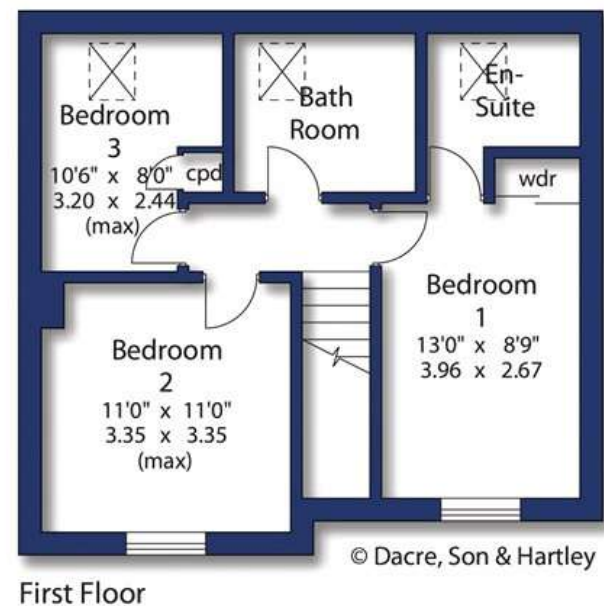
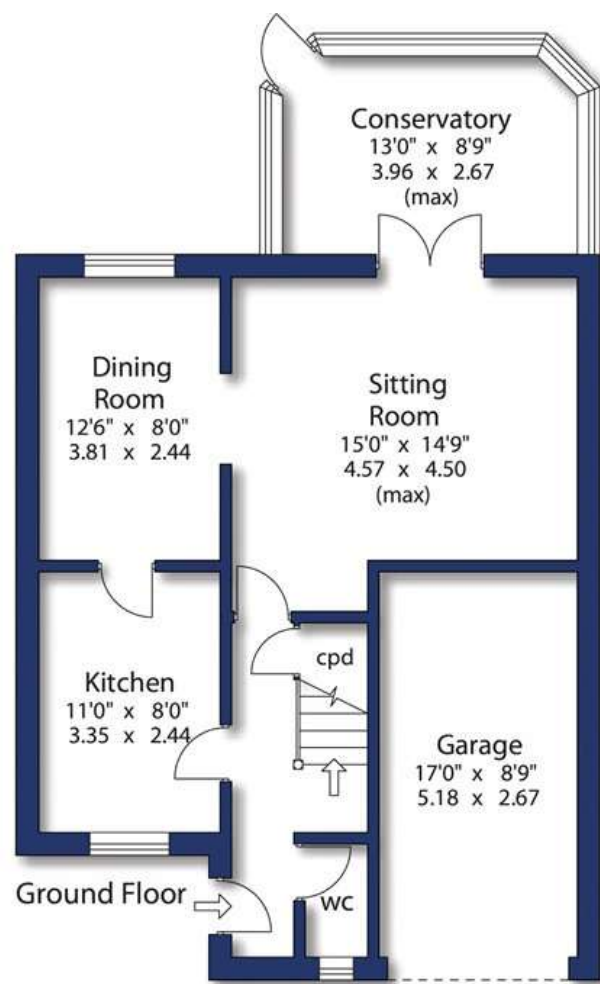
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



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