



18 Great North Close, Wetherby, West Yorkshire, LS22 7AF

This well-presented four bedroom semi-detached family home with flexible accommodation arranged over three floors enjoys a convenient cul-de-sac position with ornamental rear gardens and garaging on the northern outskirts of the continually popular market town of Wetherby.

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**18 Great North Close, Wetherby,
West Yorkshire, LS22 7AF**

Guide Price: £365,000

- Impressive semi-detached home
- Elegant sitting / dining room
- Well-appointed kitchen
- Large principal bedroom with en-suite
- Three further family bedrooms
- Attractive house bathroom
- Enclosed ornamental rear gardens
- Driveway and garage



General remarks

Constructed of brick under a tiled roof and benefiting from gas fired heating, double glazing and the remainder of the builder's warranty, the growing family or young professional will readily appreciate the high quality accommodation offered within this property which has no onward chain.

An entrance hall with guest cloakroom leads to a well-appointed kitchen with integrated appliances and a front bay feature. From the hallway, doors then lead to a spacious and elegant sitting room / dining room with space for eating and entertaining and a walk-in bay having twin French doors opening directly onto rear garden areas.

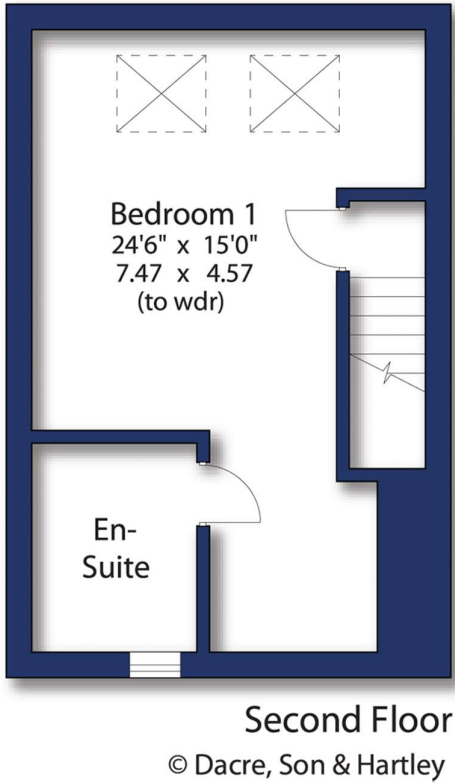
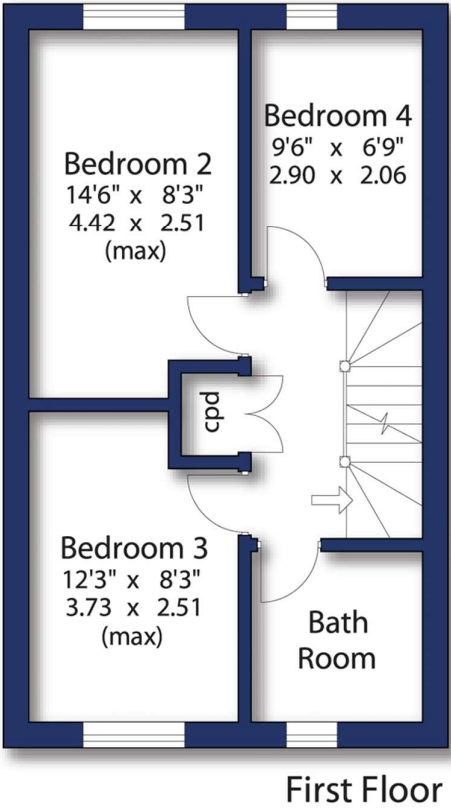
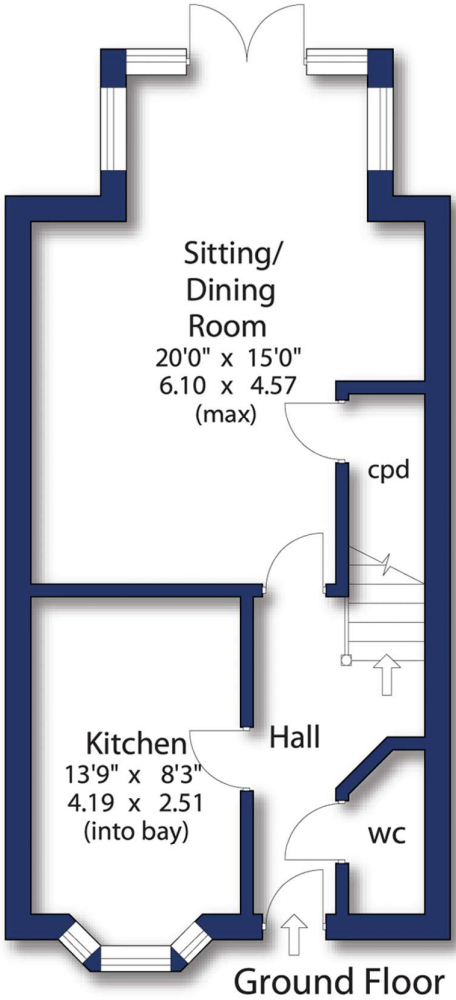
At first floor level three family bedrooms, one of which can be utilised as a study, are served by a stylish house bathroom and finally the entire second floor is given over to a superb principal

bedroom with excellent proportions and its own en-suite shower room as well as aspects to the north from twin Velux windows.

A side driveway leads to a semi-detached garage and the fully enclosed rear gardens are laid out with ease of maintenance in mind, comprising a combination of ornamental seating areas and artificial turf play space.

This is a highly convenient location for the busy homeowner seeking ease of access to Wetherby's excellent range of amenities including education for all age groups and a range of supermarkets, along with road links to major commercial centres via the A1 / M1 link road, A58 and A64.

Floorplans



01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

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Contact us



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Directions

Proceed out of Wetherby on Deighton Road, turn right at the mini roundabout onto Sandbeck Lane and at the next roundabout take the second exit and continue down. Turn left into Deighton Drive and at the T junction the property will be found directly in front on Great North Close, identified by our For Sale board.

What3Words heading.forgives.fuses

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services are installed Driveway and garage
- Driveway and 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](https://gov.uk/check-for-flooding-in-england)

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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