



Guide Price £385,000

- Detached family home
- Two reception rooms
- Spacious kitchen
- Four family bedrooms
- Shower room / cloakroom
- Parking and garage
- No Onward Chain

1 Hawthorne Avenue, Wetherby, West Yorkshire, LS22 7QX

Offered with no onward chain this four bedroom detached family home occupies a prominent corner position in a popular neighbourhood with clear scope for the new owners to carry out their own programme of improvement works and remodelling (subject to consents).

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General remarks

With brick elevations under a tiled roof and benefiting from gas fired heating and PVCu double glazing, this well-planned detached family home is situated in a continually popular location within close proximity of an excellent range of amenities.

A central entrance hall leads to a full-length sitting room with windows to front and rear elevations, in addition to which there is a separate dining room and a kitchen with a range of fitted cabinets, work surfaces and integrated cooking appliances.

On the first floor there are two double bedrooms, a further single bedroom / study and finally a family bedroom off a separate landing which its own bonus space / playroom. This flexible first floor arrangement is complemented by a modern house shower room and a separate WC / cloakroom.

There is a generous provision of visitor car parking on a front driveway and within an attached garage with personal door to rear. This is a corner plot with lawned gardens to both the front and rear of the property, the latter being of a most private nature and forming ideal and safe play areas for children and pets.

Hawthorn Avenue is located within close distance of a range of schools for all age groups, local supermarkets, public transport on Deighton Road and road links to major commercial centres via the A1/M1.

Directions

Proceed away from Wetherby on Deighton Road. Turn left onto Ainsty Road and continue along past the shop, turning right into Hawthorne Avenue where the property will be found on the left hand side.

what3words emotional.outlines.snips

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- All mains services are installed
- 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](#)

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.

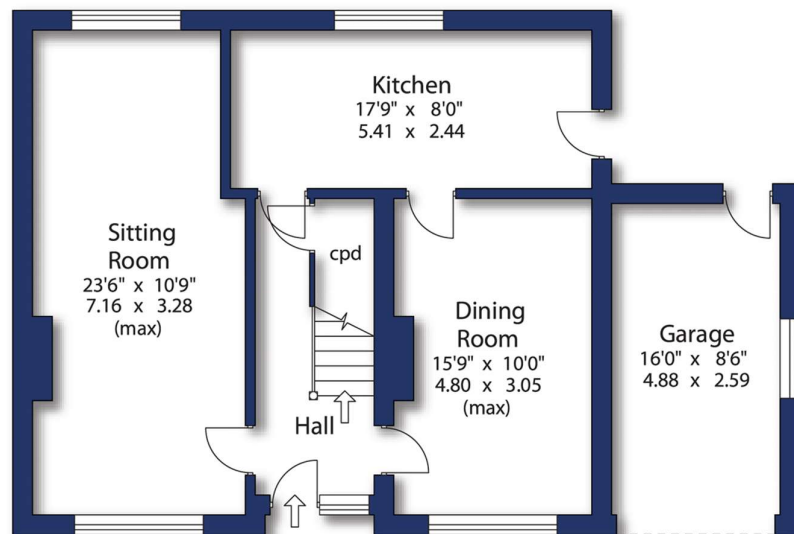
Referral fees

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.

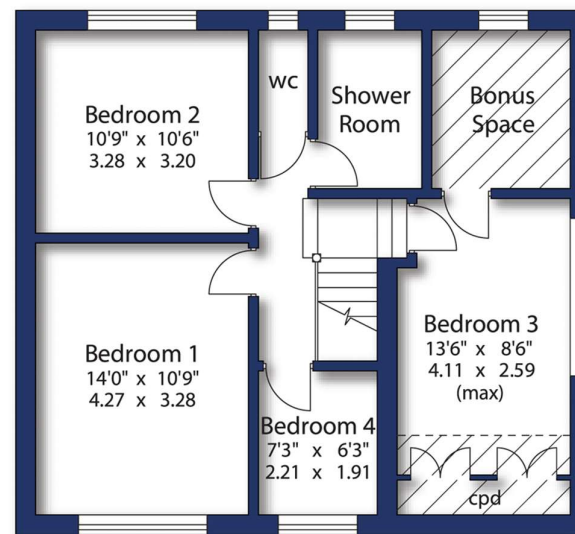
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Floorplans



Ground Floor



First Floor

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EPC TO ADD

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