



10 Lazenby Drive, Wetherby, West Yorkshire, LS22 6WL

This substantial three bedroom stone built detached bungalow (1169 sqft) occupies large, mature gardens extending to over 0.25 acre with a double garage in a prime Spofforth Hill neighbourhood. Scope for the new owners to carry out improvements or extensions (subject to the relevant consents).

28 Market Place, Wetherby,
West Yorkshire, LS22 6NE

Tel: 01937 586177

dacres.co.u





**10 Lazenby Drive, Wetherby,
West Yorkshire, LS22 6WL**

Guide Price: £500,000

- Attractive detached bungalow
- Prime cul de sac setting
- Three reception rooms
- Spacious kitchen
- Three family bedrooms
- Ensuite plus house wet room
- Driveway / double garage
- 0.26 acres of mature gardens



General remarks

Originally constructed in the 1980s by a highly regarded York based developer this attractive detached bungalow boasts stone elevations under a tiled roof with double glazing and gas fired heating.

There is now scope for the new owners to carry out their own programme of cosmetic improvements or extend (subject to planning and covenants restricting the number of storeys) to create an individual home within one of the largest plots in the Hill Top Farm neighbourhood.

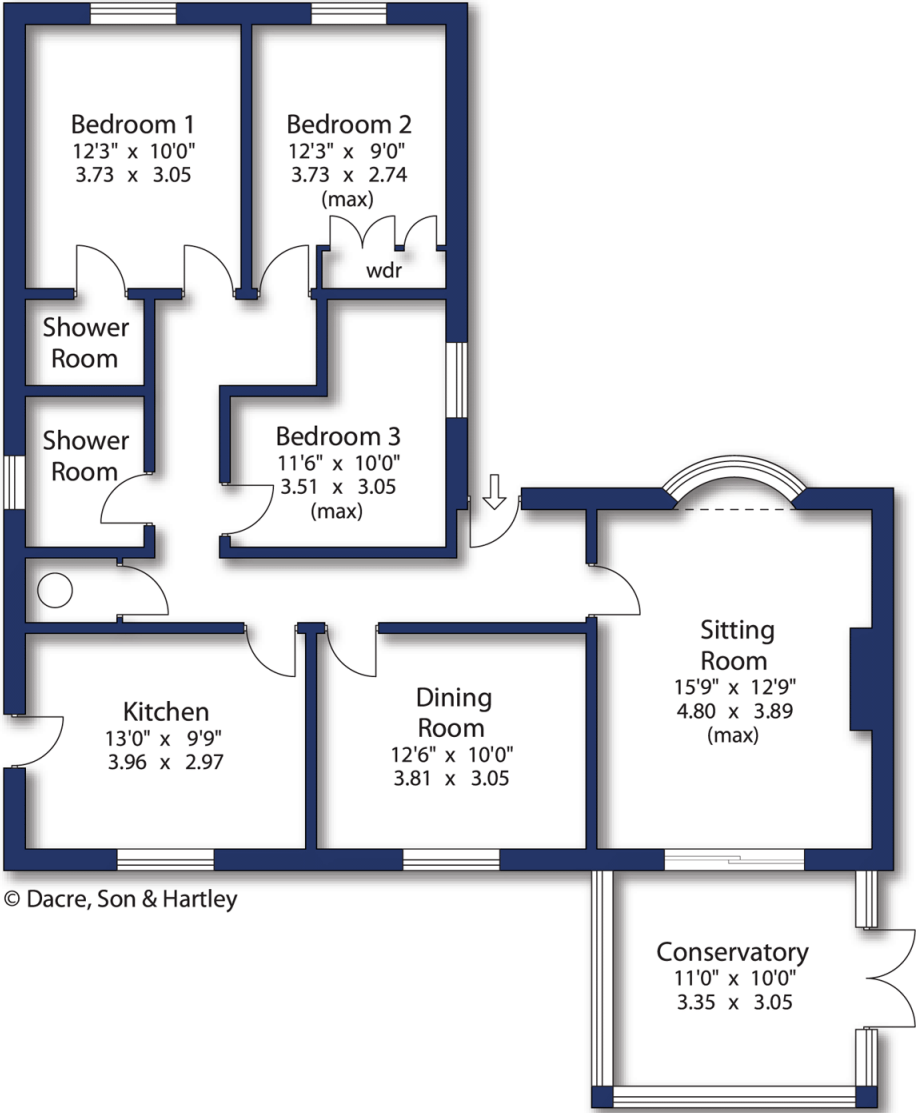
A reception hall leads to a sitting room off which lies spacious conservatory / garden room. A separate dining room is an ideal space for entertaining and is adjacent to the well-appointed kitchen giving immediate scope for the creation of a large combined dining kitchen which would be over 25ft in width.

The hallway then serves a suite of bedrooms; the principle double bedroom having its own ensuite facility and the other two family bedrooms served by a contemporary wet / shower room.

There is a generous provision of visitor parking on a private driveway and to the front of a double detached garage. Mature gardens extend to all sides of the property comprising shaped lawns and ornamental borders screened by mature hedgerows and deciduous trees.

This is a continually sought after neighbourhood off Spofforth Hill equally close to the town centre and open countryside hence the residents enjoy ease of access to shops and amenities in the town centre, Wetherby golf club and a regular bus service between Harrogate and Wetherby.

Floorplans





Mortgage
Advice Bureau

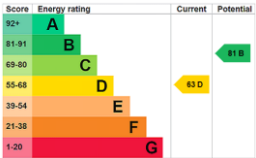
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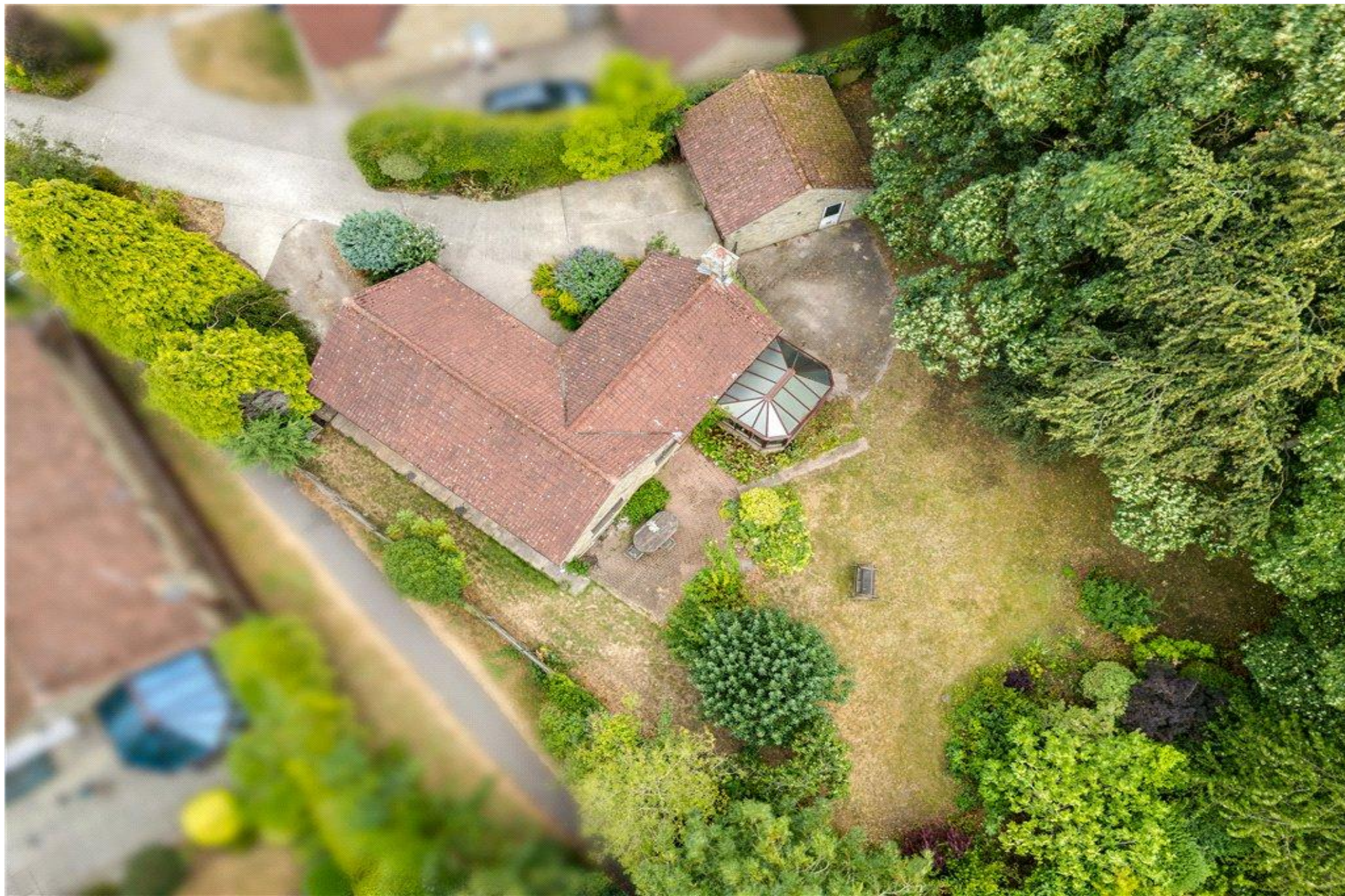


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Contact us



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Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway and double 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://www.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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