DACRE, SON & HARTLEY
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1 Field View, Wetherby, West Yorkshire, LS22 7US

This impressive four bedroom detached family home (over 1500 sqft) with attached garage has been thoughtfully upgraded throughout now revealing stylish newly installed kitchen fittings, tasteful interior design and a fully enclosed landscaped rear garden - an early inspection is strongly recommended !

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Guide Price: £540,000

- Impressive detached family home
- Two reception rooms
- Luxury dining kitchen
- Separate utility / gust cloakroom
- Principal master bedroom suite
- Three further double bedrooms
- Stylish house bathroom
- Garage and driveway







General remarks

With attractive brick elevations, gas fired heating and the remainder of the David Wilson Homes warranty this cleverly designed family home provides an excellent balance of living and bedroom space on a generous corner plot within this now established and sought after neighbourhood on the north eastern outskirts of Wetherby.

The accommodation which has benefitted from delightful interior design finished throughout is approached via a welcoming central reception hall with a guest cloakroom. An elegant sitting room with a front bay lies opposite a quiet study ideal for home working.

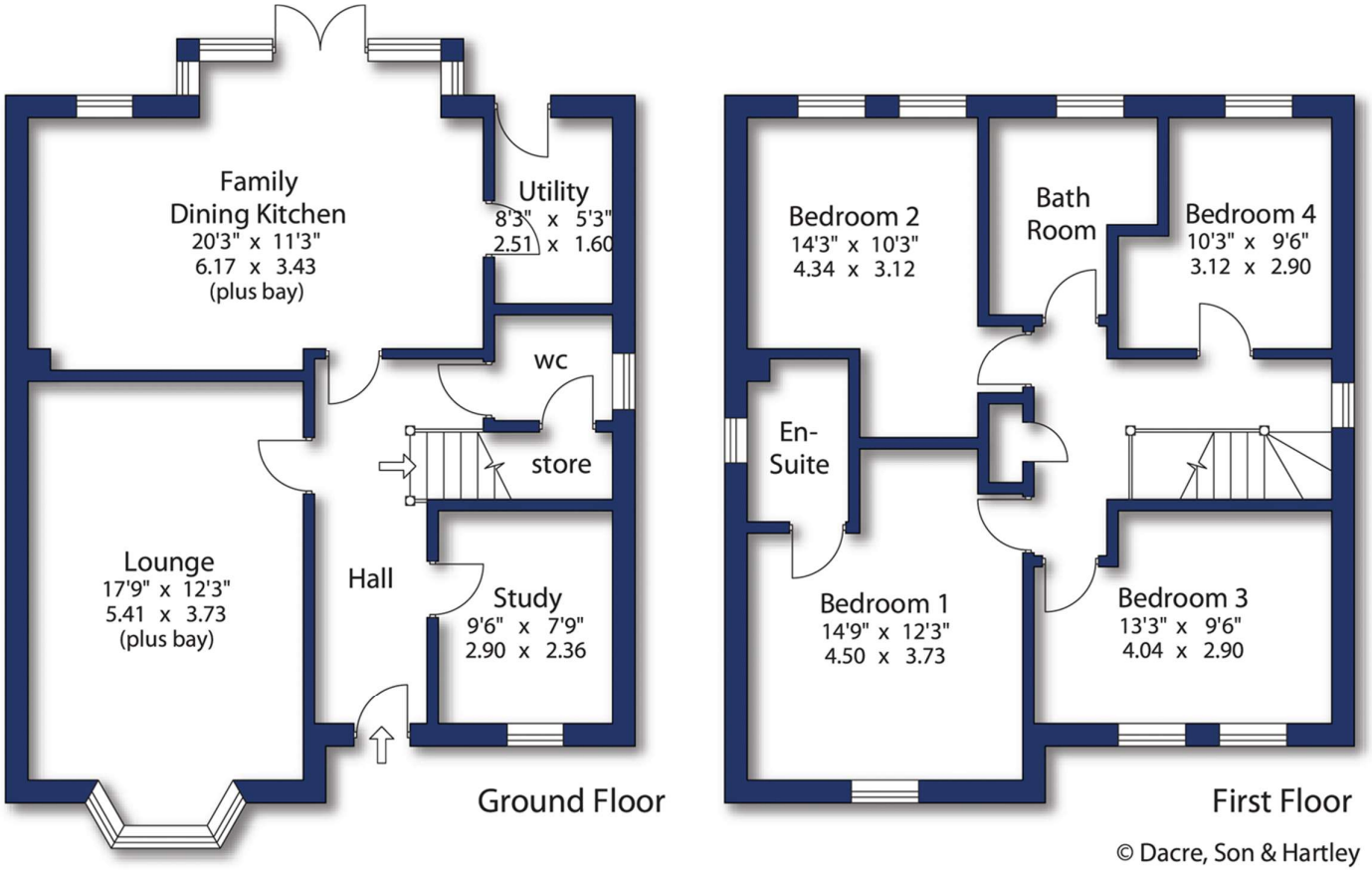
The large family dining kitchen is the hub of the house - a versatile zone for relaxing and entertaining now benefitting from an extensive range of high gloss " sage" cabinets and drawers with integrated appliances and work surface; French doors provide direct access to rear gardens facilitating al fresco dining and there is the additional comfort of a separate utility room.

This versatile ground floor layout is matched on the first floor by the provision of four double family bedrooms; the principal having built in wardrobes and its own en-suite facility and the remaining three with the use of a contemporary house bathroom.

The fully enclosed rear gardens enable private enjoyment of the afternoon and early evening sunshine; shaped lawns and seating areas forming ideal a safe play areas for children and pets. Finally, there is off road parking to the front of a semi-detached garage.

This is a perfect setting for the busy family seeking ease of access too Wetherby's excellent range of recreational, shopping and education facilities whilst the local road network will be appreciated by the busy commuter.

Floorplans



Mortgage Advice Bureau
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. At the mini roundabout turn right onto Sandbeck Lane, take the second exit at the next roundabout and turn left into Castle Grove. Bear right into Field View where the property will be found immediately on the left.

What3Words rant.reseller.trips

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Estate Management charge - latest invoice charged at £269.62.
- 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. Dacres Ref: WET260059