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3 The Chase, Wetherby, West Yorkshire, LS22 6YU

This superbly presented three bedroom mid-townhouse with south facing rear gardens and garage enjoys a prime cul-de-sac position close to excellent local amenities - OFFERED WITH NO CHAIN !

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Guide Price: £257,500

- Popular cul-de-sac location
- Well presented mid townhouse
- Elegant sitting room
- Full width dining kitchen
- Three family bedrooms
- Stylish house bathroom
- Enclosed rear gardens
- Parking and garage







General remarks

With stone and brick elevations, PVCu double glazed windows and doors and gas fired heating this attractive modern town house is ideal for the buyer seeking convenience for local shops and schools within level walking distance.

Tastefully decorated throughout the accommodation is approached via a reception hall which leads to an elegant siting room with front oriel bay window and a feature fireplace with a cast iron wood burning stove.

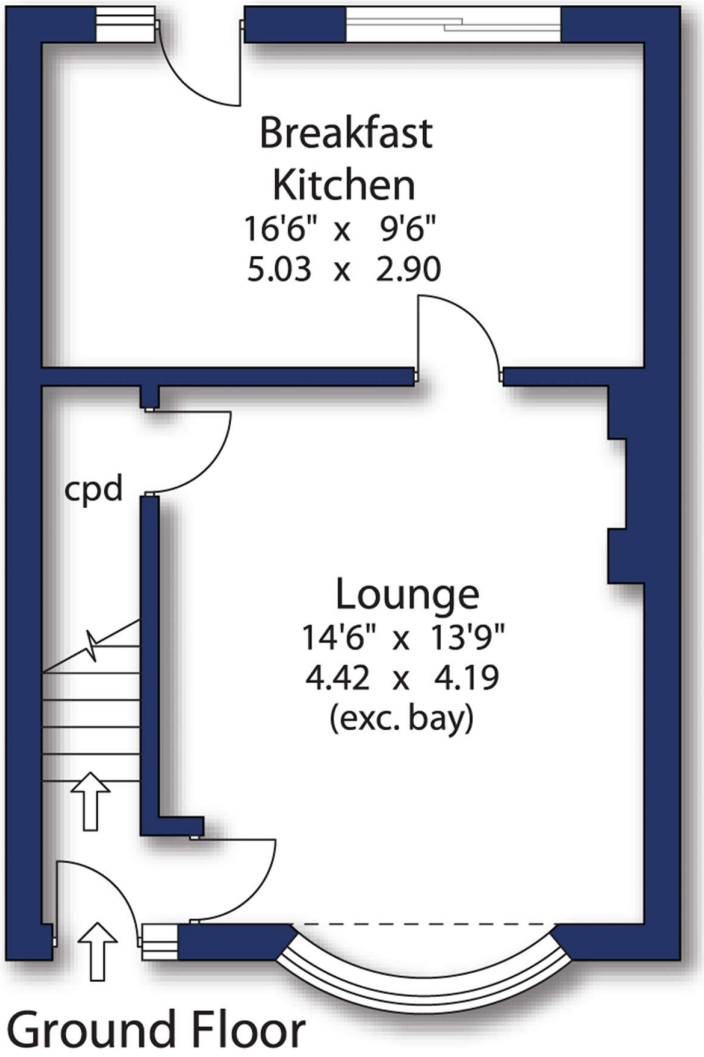
The versatile full width dining kitchen features fitted cabinets, work surfaces and integrated cooking appliances along with a dining area overlooking enclosed low maintenance rear gardens.

On the first floor two double bedrooms and a further single bedroom are served by a stylish house bathroom with a white contemporary suite and ladder style heated towel rail.

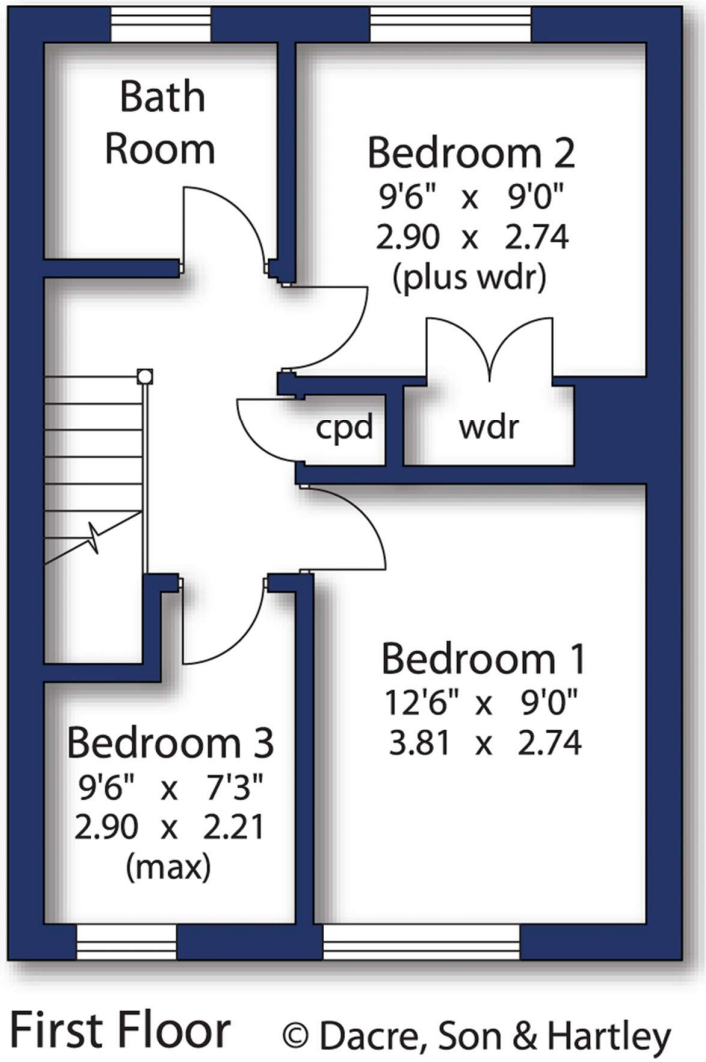
Front gardens comprise neatly laid out lawns and ornamental borders whilst the south-facing enclosed rear gardens are gravelled for ease of maintenance and provide a blank canvas for landscaping options. Off road parking is provided on a driveway to the front of a garage in a block of three.

The Chase is a continually popular cul-de-sac off Hallfield Lane on the town fringe, close to schooling for all age groups, local supermarkets and for the commuter an excellent road network.

Floorplans



Ground Floor



First Floor © Dacre, Son & Hartley

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01943 885 400

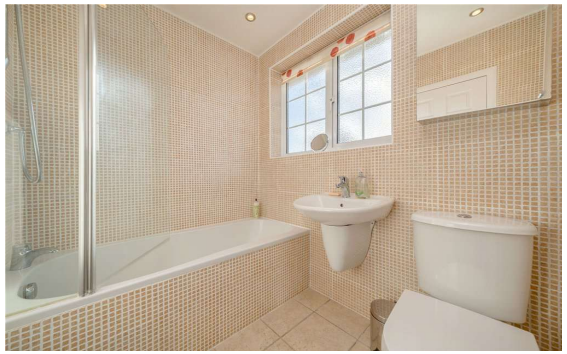
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EPC TO ADD









Contact us

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Directions

Proceed out of Wetherby on North Street and turn right onto York Road. Continue down and at the crossroads turn right on to Hallfield Lane and take the second right into The Chase where the property will be found on the left hand side.

What3Words balanced.unlocking.giggles

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Off road parking 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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