



1 Washburn Court, , Wetherby LS22 7GF

£374,950 | Freehold

maxwell hodgson

estate agents

This four bedroom detached home is quietly situated in a popular residential area of Wetherby within walking distance of schools for all ages, shops and the wide range of amenities provided by the town centre. With the added benefit a double storey extension to the rear the accommodation offers a breakfast kitchen and utility room, 2 reception rooms, downstairs WC. On the first floor there are 4 bedrooms, bathroom and shower room. Enclosed garden , garage and ample parking. EPC Band D

### Entrance Hall

Front entrance door, PVCu window to the front. Radiator, stairs to first floor.

### Kitchen

Fitted with a good range of base and wall units with black granite work-surfaces. 1 1/4 stainless steel sink unit with drainer and mixer tap, tiled splashbacks. Integrated appliances include fridge, freezer, dishwasher, 5 ring gas hob with extractor hood over, double electric oven. Window to rear, door to rear garden. Wood floor, radiator, ceiling spotlights.

### Utility Room

Fitted with base units, stainless steel sink unit with drainer. Built in shelving. Wall mounted Worcester boiler. Plumbing for washing machine and space for tumble dryer. obscure glazed window to side.

### Inner Hall

Under stairs storage cupboard providing ample storage space. Wood floor.

### Dining Room/ Study

PVCu window to front, radiator. coved ceiling. Wood floor.

### Sitting Room

Timber fire surround with marble hearth and open fire grate. PVCu window to front, patio door leading to rear garden. Coved ceiling.

### Fitted Cloakroom

Fitted with low flush WC, pedestal wash hand basin. Extractor fan.

### Landing

Loft access

### Bedroom One

PVCu window to front, radiator, airing cupboard, coved ceiling.

### Bedroom Two

PVCu window to front, radiator. Triple built in wardrobe. Coved ceiling.

### Bedroom Three

Wooden double glazed window to rear. Radiator.

### Bedroom Four

Window to rear, radiator.

### Bathroom

White suite comprising bath with Mira direct shower over, wash hand basin , low flush WC, heated ladder style towel rail Part tiled walls. Extractor fan.

### Shower Room

Walk in shower with Aqualisa shower, vanity wash hand basin with cupboard and storage below. Low flush WC, Heated ladder style towel rail, part tiled walls. Double glazed window to side, extractor fan.

### Garage

Single up and over door. Power and light. Overhead storage.





### Outside Front

Good size lawns with shrub beds, pathway to front entrance door. Long driveway providing ample car standing space.

### Outside Rear

Enclosed rear garden, paved patio with lawns enclosed by timber/trellis fencing providing good privacy. Side gate to drive and garage.

### Services

All mains services connected.

### Council Tax

We understand the property is in Council Tax Band E





The property can be approached from the centre of Wetherby along Deighton Road turning left into Aire Road, then eventually right into Washburn Court whereupon the property is situated on the left.

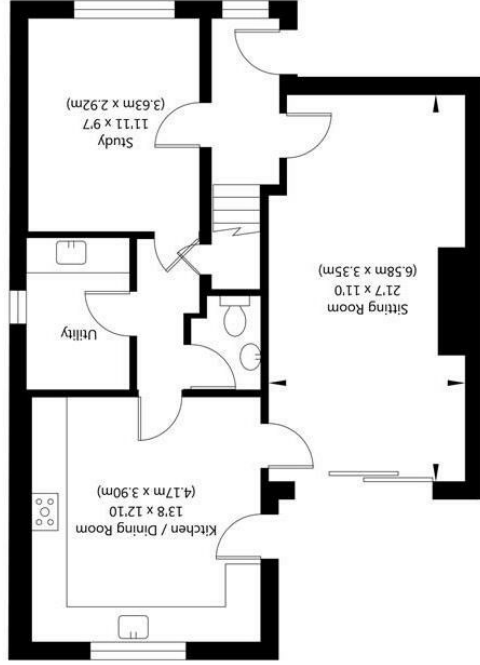
**Directions**



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1362 SQ FT / 126.57 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 701 SQ FT / 65.15 SQ M



First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 661 SQ FT / 61.42 SQ M

